

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held May 4, 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, Commissioners: Travis Avery, Sean Levy, and Crystal Tijerina. Vice Mayor Jordan Helms was absent. Also, present were: City Manager Jeffrey Brown, 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 Rick Mendoza, Fire Department Chaplain, and a salute to the flag.

Motion by Commissioner Avery, seconded by Commissioner Levy, to approve Minutes of the City Commission Meeting of April 20, 2026. Upon vote, all ayes.

City Manager Jeffrey Brown announced that a recent video featuring Police Chief Terry Storie received over two million hits. He presented the video.

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 May as Community Action Month. City Attorney Frederick J. Murphy Jr. read the proclamation. Tonya Johnson accepted the proclamation.

1. INTERLOCAL AGREEMENT WITH POLK COUNTY SHERIFF – POLICE/FIRE DISPATCH SERVICE

City Manager Brown said the City Commission will consider an Interlocal Agreement with the Polk County Sheriff's Office for law enforcement and fire/rescue dispatch services. The City of Auburndale began outsourcing Police dispatch services to the Polk County Sheriff's Office in 2008 and Fire/Rescue dispatch services in 2010.

In 2013, the City Commission approved an Interlocal Agreement, which consolidated two separate agreements into one. In 2017 and 2021, the City Commission extended the current Interlocal Agreement for additional four (4) year terms. In 2025, the Sheriff's Office began offering one-year contracts to more accurately align with adjusting market conditions. The current Interlocal Agreement for both departments dispatch services expires in September 2026.

The proposed Interlocal Agreement would extend contract services for Police and Fire/Rescue dispatching services through September 30, 2027. The proposed Fiscal Year 2027 Budget provides \$343,195, an increase of 4% for Police related dispatching and provides \$46,272, an increase of 5%, for Fire/Rescue dispatching services based on the number of calls.

The Interlocal Agreement was prepared by the Office of Legal Affairs for the Sheriff's Office and reviewed by the Police Chief, Fire Chief, City Manager, and City Attorney.

Staff recommends approval of the Interlocal Agreement for Police and Fire/Rescue dispatching services and authorize the City Manager to execute the contract on behalf of the City.

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

Motion by Commissioner Levy, seconded by Commissioner Tijerina, to approve the Interlocal Agreement with the Polk County Sheriff's Office. Upon vote, all ayes.

2. ORDINANCE #1850 ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES

City Manager Brown said the City Commission will consider an Ordinance establishing the Community Development District for Gapway Lakes.

Community Development Director Julie Womble said Gapway Lakes Estates, LLC has filed a petition with the City of Auburndale pursuant to Section 190.005(2)(a), Florida Statutes to establish the Gapway Lakes Community Development District (CDD) for the Gapway Lakes Subdivision.

Chapter 190 of Florida Statutes allows a developer to petition to establish a Community Development District for the purpose of managing the provision of infrastructure improvements and public services including funding. The proposed Community Development District is comprised of approximately +/- 68.68 acres, generally located north of Gapway Road and south of Lake Juliana. She presented a graphic depicting the proposal. The subject site has a Future Land Use designation of Lakes District Mixed Use (LDMU) and Estate Residential (ER) zoning.

The petitioner has proposed to establish the Community Development District to finance, construct, and install improvements and facilities to benefit the lands within the District in multiple phases over an estimated 14-month period. The petitioner has proposed a summary of infrastructure that will be constructed through the establishment of the Community Development District such as stormwater facilities, roadway improvements, water, sewer, lighting, solar energy, landscaping, hardscaping, irrigation, amenities, professional services, and offsite improvements. Costs not funded by bonds will be funded by the developer.

The Gapway Lakes Community Development District will consist of a five (5) member Board of Supervisors having the authority to oversee the installation of infrastructure improvements and secure financing within its boundaries. All meetings are open to the public and are subject to all applicable Government in the Sunshine laws. In the event that the established Community Development District is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for any proposed infrastructure that is necessary for the development in the District without the City's express written consent. In the event of termination, the Community Development District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

Community Development Director Womble provided additional clarification and specifics regarding the project. She expressed gratitude to the City Attorney for his review.

In accordance with Chapter 190 of Florida Statutes, the petitioner published public notice of this request in a local newspaper for four (4) consecutive weeks prior to the second reading on May 18, 2026 and public hearing of the Ordinance.

There is no direct financial impact to the City as a result of this request; however, upon development of the Community Development District, the City will receive a budget and schedule of meetings annually.

The proposed Ordinance and Petition was reviewed by the City Attorney. Staff recommends approval of Ordinance #1850 establishing the Community Development District for Gapway Lakes.

City Manager Brown said the proposed Ordinance and Petition for the Community Development District were prepared by the attorney representing the development and reviewed by the Community Development Director and the City Attorney. The proposed Ordinance is being presented for first reading and will be considered for second and final reading, and public hearing, on May 18, 2026.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1850 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, ESTABLISHING THE GAPWAY LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING THE INITIAL BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; A SEVERABILITY CLAUSE;**

AND PROVIDING AN EFFECTIVE DATE. (General Location: Gapway Road and Lake Juliana. The area covered by this request is 68.68± acres.), by title only.

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

Motion by Commissioner Tijerina, seconded by Commissioner Levy, to approve Ordinance #1850 establishing the Community Development District for Gapway Lakes, as read on first reading by title only. Upon vote, all ayes.

Commissioner Tijerina recognized Parks and Recreation Director Cody McGhee and everybody else involved in the Mother/Son Dance. She attended and it was very well done.

The Meeting was adjourned at 7:16 p.m.

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



Brandon Henry, City Clerk