

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held May 18, 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: Sean Levy and Crystal Tijerina. Commissioner Travis Avery 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 Pastor Michael Robinson, Lakes Church Auburndale, and a salute to the flag.

Motion by Commissioner Levy, seconded by Commissioner Tijerina, to approve Minutes of the City Commission Meeting of May 4, 2026. Upon vote, all ayes.

City Manager Jeffrey Brown introduced new Finance Director Stephen Zarycki. June 3rd will be the Department of Emergency Management function. The Ridge League of Cities Dinner will be June 11th. City Manager Brown and several staff will be attending the Florida City and County Management Association Conference next week. We have begun moving into the new Municipal Services Building. City Manager Brown said he will be out for the rest of the week for a trip planned prior to accepting this position – Deputy City Manager Amy Palmer will be Acting City Manager.

Mayor Cam thanked City Manager Brown. He welcomed Finance Director Zarycki.

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 National Public Works Week. City Attorney Frederick J. Murphy Jr. read the proclamation. Public Works staff accepted the proclamation.

Mayor Cam presented a proclamation recognizing National Police Week. City Attorney Frederick J. Murphy Jr. read the proclamation. Police Chief Terry Storie accepted the proclamation.

Mayor Cam closed the Regular Meeting and opened the Public Hearing.

1. PUBLIC HEARING - ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – GAPWAY LAKES

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

He 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.

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.

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.

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.

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

Mayor Cam closed the Public Hearing and reopened the Regular Commission Meeting.

2. ORDINANCE #1850 ESTABLISHING COMMUNITY DEVELOPMENT DISTRICT – 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 was approved on first reading May 4, 2026 and is being presented for second and final reading.

Staff recommends approval of Ordinance #1850 establishing the Community Development District for Gapway Lakes.

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.

City Attorney Murphy said per Section 166.041 Florida Statutes, there is no business impact estimate that is required with this particular ordinance, as it is expressly exempt because it is establishing a community development district under the provisions of Chapter 190 Florida Statutes.

Motion by Commissioner Tijerina, seconded by Vice Mayor Helms, to approve Ordinance #1850 establishing the Community Development District for Gapway Lakes, as read on second and final reading by title only.

City Attorney Murphy asked to confirm that we received additional materials from the applicant.

The applicant confirmed they submitted additional materials in response to inquiries regarding the proposal.

Upon vote, all ayes.

3. PRESENTATION BY THE POLK REGIONAL WATER COOPERATIVE

City Manager Brown said the City Commission will receive a presentation from Polk Regional Water Cooperative Executive Director Eric DeHaven regarding the Cooperative's ongoing regional water supply initiatives, long-

term planning efforts, and projects impacting the City of Auburndale. This presentation is particularly important as we have three new Commission members and may benefit from additional background regarding the City's participation in the co-op, and long-term significance of regional water planning efforts.

The City of Auburndale is a participating member of the Cooperative and has an ongoing interest in regional water supply planning and future infrastructure development. Participation in the Cooperative supports the City's long-range utility planning objectives and helps position Auburndale to address future growth and regulatory requirements related to water supply and conservation. He introduced Mr. DeHaven.

Eric DeHaven, Polk Regional Water Cooperative Executive Director, thanked Mayor Cam and Former Mayor Tim Pospichal. He presented an overview of the Polk Regional Water Cooperative. He presented key drivers to water supply in Polk County, particularly the Central Florida Water Initiative. He presented the Central Florida Water Initiative's restrictions to withdrawing water out of the Upper Floridan Aquifer, and the Central Florida Water Initiative's impacts to Polk County. He presented updates to the Southeast Wellfield project and the West Polk Wellfield project. He presented a summary of the Polk Regional Water Cooperative's Business Plan. He presented a summary of finances for the Polk Regional Water Cooperative.

Mayor Cam thanked Mr. DeHaven.

4. UPDATE SIGNERS ON ALL CITY ACCOUNTS

City Manager Brown said the City has appointed a new Finance Director, Stephen Zarycki, who started on May 11, 2026. The City's banks require City Commission approval of all authorized signers on all accounts.

Staff recommends approval of City Manager Jeffrey Brown and Finance Director Stephen Zarycki to be updated signers on all City of Auburndale banking accounts.

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

Motion by Vice Mayor Helms, seconded by Commissioner Levy, to approve City Manager Jeffrey Brown and Finance Director Stephen Zarycki to be updated signers on all City of Auburndale banking accounts. Upon vote, all ayes.

The Meeting was adjourned at 7:37 p.m.

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

A handwritten signature in blue ink, appearing to read "Brandon Henry", is written over a horizontal line.

Brandon Henry, City Clerk