

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held July 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 and Crystal Tijerina. Commissioner Sean Levy 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 Connor Hill, First United Methodist Church, and a salute to the flag.

Motion by Vice Mayor Helms, seconded by Commissioner Avery, to approve Minutes of the City Commission Meeting of June 15, 2026. Upon vote, all ayes.

Deputy City Manager Amy Palmer presented Community Development Director Julie Womble with her longevity plaque for five years of service.

City Manager Brown asked the Commission to provide input on potential dates for a Commission workshop to discuss the Fiscal Year 2027-2028 budget with the anticipation of Amendment 3 passing.

City Attorney Frederick J. Murphy Jr. wished everybody a happy belated Independence Day.

Mayor Cam concurred with City Attorney Murphy. He also recognized Parks and Recreation Department staff for the July 4th event at Lake Ariana Park. He also recognized the Fire and Police departments for keeping watch over the event.

Mayor Cam asked if there was public comment on any item not on the agenda.

Dennis Young, 2092 Summerlake Drive, said during the June 15th meeting, he presented a question to the Commission that revolved around the homestead exemption and amendment that will be voted on in November. To refresh everybody, the question he had is if the millage rate stays the same, what revenue shortfall will the City experience if the amendment is passed by the residents and citizens of Florida in November. He said that the City Manager said he would address that specific question during the next agenda item – which was discussion of the proposed constitutional amendment. During that introduction to that agenda item – City Manager Brown went into great detail regarding the anticipated shortfall. The shortfall basically in 2027 was going to be \$2,185,000, with an additional shortfall in 2028 – for a total shortfall during those two years of \$3,144,000. He said he took great care in looking up Florida Statutes 106.113 – in that section there is a clause that says the subsection does not apply to an election year communication from a local government or a person acting on behalf of a local government which is limited to factual information. During City Manager Brown's introduction – City Manager Brown indicated that he gotten factual information from the Polk County Property Appraiser's Office. Based upon that factual information, Mr. Brown was able to arrive at the shortfall that he outlined. The concern he has is with the meeting minutes that were just approved by the Commission. "City Manager Brown presented potential impacts to the City if the proposed constitutional amendment passes" - that is the only notation in the meeting minutes. Nothing was explained in the meeting minutes in regards to the shortfall. Nothing was explained in the minutes or detailed of why that shortfall was expressed. Why was the response censured? The Commission meeting minutes do not include the relevant facts that specifically answer his question concerning the revenue shortfall in 2027 and 2028. In his opinion, censoring information that is given in an open City Commission meeting diminishes the trustworthiness of the citizens. He hopes the Commission addresses that concern.

Mayor Cam presented a Proclamation recognizing Parks and Recreation Month. City Attorney Frederick J. Murphy Jr. read the proclamation.

Police Chief Terry Storie read the Commendation for Evin Cuarteros; and Police Officer's Bryan Gleason and Matthew Salicco, for heroic actions during a rescue from a motor vehicle crash.

1. PRESENTATION BY SOUTHERN GROUP – 2026 LEGISLATIVE SESSION

City Manager Brown said the City has received a request from Dave Shepp of The Southern Group to appear before the Commission to provide an update on the 2026 Legislative Session.

Mr. Dave Shepp introduced himself. He presented statistics regarding the 2026 legislative session. He presented an outline of the three special sessions that were called. He presented the upcoming Senate Presidents and upcoming House Speakers. He presented the outcomes of appropriations requested by the City of Auburndale. He summarized top legislative issues related to local government.

2. CONSIDER DEVELOPER'S AGREEMENT WITH BSC FLORIDA INVESTMENTS CORP.

Community Development Director Julie Womble said on January 22, 2024, the City and BSC Florida Investments Corp., entered into a Developer's Agreement to establish the respective rights and obligations between the developer and the City. The improvements listed in the Development Agreement were identified by the City's Utility Study, by Chastain-Skillman in 2022, 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, as identified in the Utility Study. 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 Development Agreement, City approval is needed to amend the Developer's Agreement. The requested amendment allows BSC Florida Investments Corp. 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 a graphic depicting the proposal.

The proposed amendment to the Developer's Agreement was prepared by BSC Florida Investments Corp., and reviewed by the Community Development Director, City Public Utilities Director and the City Attorney.

Staff recommends approval of the proposed amendment to the Developer's Agreement with BSC Florida Investments Corp.

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

Motion by Commissioner Tijerina, seconded by Commissioner Avery, to approve the proposed amendment to the Developer's Agreement with BSC Florida Investments Corp.

Vice Mayor Helms said he feels like we have a lot of these conversations where builders want to start building but they cannot connect. Do we have a number of how many developments that are in that waiting stage where they can start building but they cannot connect?

Community Development Director Womble answered there are different stages. In each development, some of them have investors, some do not. Sometimes investors do not want to amend the agreement until they know for sure that they can tie into the system. And so they are sitting on their original agreement. We have approximately 22 developer's agreements that we have done overall. Not all are associated with the Southern Force Main. Some are also associated with the Gapway Force Main. She believes we have about 14 related to the

Gapway project. For this area, she approximates about 10 or 11 that are pertinent to just the Southern Force Main and do not have any other updates that need to happen for their development. Not all of them want to amend their agreement at this time because of different reasons, but this also allows them to get construction plans approved and continue their permitting such as with the County and State. There are a lot of other things that happen before they are going to actually start clearing property. We feel like with 13 units, that by the time they are ready to tie in – we will be ready to receive them.

Vice Mayor Helms asked how does staff anticipate the amount of developments that will be discharging?

Community Development Director Womble said the Utilities Department and her department work very closely when it comes to the development pipeline. We have a list going that we give to all directors every four months that shows exactly what has been approved and what is coming. That gives every department the understanding of what they need for staff and things they need for growth. Also, all those numbers when we have a permit come in go to Chastain-Skillman, our consulting engineer, who looks at the capacity we have. She knows that Public Utilities Director Brad Thomas looks at that as well. The Public Utilities Department and Community Development Department are in a lot of meetings together when it comes to approving a development, so that we can work together to make sure we have capacity.

Upon vote, all ayes.

3. APPOINT VOTING DELEGATE FOR AUGUST 13-15, 2026 FLORIDA LEAGUE OF CITIES CONFERENCE – HOLLYWOOD, FLORIDA

City Manager Brown said the Florida League of Cities (FLC) Annual Conference will be held August 13-15, 2026, at the Diplomat Beach Resort in Hollywood, Florida. The FLC By-Laws require that each Member City select one of their elected officials to cast their votes at the annual business session.

Mayor Alexander S. Cam has agreed to serve if this is the pleasure of the City Commission.

Staff recommends approving a Voting Delegate to the August FLC Conference.

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

Motion by Vice Mayor Helms, seconded by Commissioner Tijerina, to approve Mayor Alex Cam as the voting delegate to the August FLC Conference.

Mayor Cam thanked the Commission.

Upon vote, all ayes.

4. PRESENTATION OF PROPOSED FISCAL YEAR 2027 AND FISCAL YEAR 2028 REVENUES

City Manager Brown said the City Commission has previously voted on various sections of the proposed Fiscal Year (FY) 2027 and FY 2028 Annual Budgets for tentative approval. He outlined key dates regarding budget approval.

City Manager Brown presented all revenues plus or minus \$10,000 from last year's budget.

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

Motion by Commissioner Avery, seconded by Commissioner Tijerina, to give tentative approval of the Revenue Section of the proposed FY 2027 and FY 2028 Budgets.

Vice Mayor Helms said he appreciates City Manager Brown's last comment. Obviously we are in a growth phase, with large amounts of dollars being spent to improve our utility system. He knows if the average resident looks

at this without knowing context, they would think we are spending crazy amounts of money. But in fact, we have been saving crazy amounts of money so that we can service the residents of Auburndale appropriately. The millage rate has not increased, Auburndale is fiscally responsible – we are doing everything we can to keep costs down here locally and he appreciates City Manager Brown's emphasis on that.

Upon vote, all ayes.

The Meeting was adjourned at 7:46:31 p.m.

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



Brandon Henry, City Clerk