Office of the City Manager

City of Auburndale
AUBURNDALE, FLORIDA 33823

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COMMISSION MEETING
TUESDAY, SEPTEMBER 15, 2026 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Pastor Stephen Stover of Central Assembly of God

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 9-3-2026

ANNOUNCEMENTS – City Manager and City Attorney

LONGEVITY PLAQUES – 5 year - Naiomi Acevedo, Chase Clements, Nathan Comerford and Jeffrey Wall
10 year Mike Butler - 20 year Jesse Pearson

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

COMMENTS FROM THE PUBLIC –

PROCLAMATION - Constitution Week - September 17-23, 2026

AGENDA

1. **PUBLIC HEARING** – FY 2027 TAX MILLAGE LEVY & ANNUAL BUDGET
2. ORDINANCE #1853 ADOPTING 2026 TAX MILLAGE LEVY
3. ORDINANCE #1854 ADOPTING FY 2027 BUDGET
4. RESOLUTION #2026-05 FL DEPARTMENT OF TRANSPORTATION MAINTENANCE AGREEMENT
5. CONSIDER DESIGN-BUILD CONTRACT – PUBLIC WORKS FACILITY IMPROVEMENTS
6. FIRST AMENDMENT TO AGREEMENT FOR LEGAL SERVICES
7. AGREEMENT – BERKLEY CHARTER SCHOOL SEWER UPGRADES

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
September 15, 2026

AGENDA ITEM 1: **PUBLIC HEARING – FY 2026 TAX MILLAGE LEVY & ANNUAL BUDGET**

AGENDA ITEM 2: **ORDINANCE #1853 ADOPTING 2026 TAX MILLAGE LEVY**

AGENDA ITEM 3: **ORDINANCE #1854 ADOPTING FY 2027 ANNUAL BUDGET**

____INFORMATION ONLY

__X_ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on the proposed millage rate and tentative FY 2027 annual budget.

ATTACHMENTS:

- Notice of Public Hearing
- Fund Totals and Interfund Transfer Calculation - FY 2027
- Proposed Budget Changes
- Proposed Ordinance #1853 Adopting Tax Millage Rate
- Proposed Ordinance #1854 Adopting FY 2027 Budget and Five-Year Capital Improvement Program (CIP)

ANALYSIS: The Public Hearing has been advertised in accordance with the Florida Statues regarding the method of fixing tax millage. This Public Hearing is the second of two (2) required Public Hearings.

Revenues from ad-valorem taxes for FY 2027 are estimated at $12,256,180 and based upon the operating millage rate of 4.2515. The rollback rate is 4.2500.

The proposed Budget for FY 2027 is balanced with Total Revenue and Total Expenditures of $124,945,355. Expenditures include general operating expenses of $57,543,759, and Capital Improvements of $62,063,165. City Staff will present changes to the budget.

The FY 2027 Budget also includes the proposed Five-Year Schedule of Capital Improvements (CIP) for the City's Public Safety, Parks and Recreation and Public Works Departments. This schedule, which is a requirement of the City's Comprehensive Plan, assists the City Commission in prioritizing future capital needs throughout the City and is updated annually during the budget process to include a "new fifth year".

Changes to the proposed Budget will be presented by staff during the Public Hearing and before Commission action.

The proposed Ordinances were prepared by the Finance Director and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading September 3, 2026, and are being presented for second and final reading.

STAFF RECOMMENDATION: Approve the proposed Ordinance establishing the tax millage levy and the proposed Ordinance adopting the FY 2027 Annual Budget.

City Commission Meeting
September 15, 2026

AGENDA ITEM 4: **RESOLUTION #2026-05 FL DEPARTMENT OF TRANSPORTATION MAINTENANCE AGREEMENT**

____INFORMATION ONLY

__X__ACTION REQUESTED

ISSUE: The City Commission will consider a resolution approving an agreement with the Florida Department of Transportation for maintenance along State rights-of-ways.

ATTACHMENTS:

. Resolution #2026-05 Authorizing FDOT Maintenance Agreement
. FDOT Maintenance Agreement #BEL17

ANALYSIS: The City and Florida Department of Transportation (FDOT) first entered into an Agreement in 1993 where the City is compensated for maintenance services performed on State roads within the City. These services include mowing, edging, sweeping, and litter removal on SR-544 (Havendale Blvd.) and US Highway 92. The agreement was subsequently renewed in 2023.

The current Agreement expires in September 2029. The proposed three (3) year Agreement provides annual compensation of $26,686.07 in each of the three years. This revenue amount is provided in the proposed FY 2027 Budget.

The proposed Resolution authorizes the City Manager to execute the current Agreement and subsequent replacement agreements.

STAFF RECOMMENDATION: Approval of the Resolution # 2026-05.

City Commission Meeting
September 15, 2026

AGENDA ITEM 5: CONSIDER DESIGN-BUILD CONTRACT – PUBLIC WORKS FACILITY IMPROVEMENTS

_____INFORMATION ONLY

__X__ACTION REQUESTED

ISSUE: The City Commission will consider the Design-Build Contract with Springer Construction, Inc. for the Public Works Facility Improvements Project.

ATTACHMENTS:

. Design-Build Contract between City of Auburndale and Springer Construction, Inc.

ANALYSIS: In the FY 24/25 Budget, the City Commission began setting aside funding for improvements to the Public Works facility located at 915 Charles Avenue. The scope of the project includes the remodeling of existing offices, improvements to the fleet maintenance bays, and structural repairs to existing storage bays located on property. In March, a Request for Qualifications was advertised for Design-Build firms to submit proposals for professional design and construction services. On June 15, 2026, the City Commission approved the rankings of Design-Build firms for the Public Works Facility Improvements Project and authorized the City Manager to commence negotiations with the top-ranked firm of Springer Construction.

The Design-Build Contract with Springer Construction addresses a phased approach to the project – a "Design Phase" wherein the Design-Build team will perform all engineering and architectural services to produce all design documents, and a "Construction Phase" wherein Springer will perform all construction services to the Public Works Facility. The proposed contract sets a lump sum design price of $204,603.78 and both parties acknowledge the RFQ identifies approximately $1,800,000 allocated for design and construction. The design phase costs were formulated utilizing the architect-engineering fee guidelines created by the Florida Department of Management Services. A Guaranteed Maximum Price Amendment will come back before the City Commission for approval before Springer Construction can proceed to the Construction Phase. If a GMP cannot be agreed upon, the Design Work will be completed and paid for, and the Contract will terminate.

The project is funded in the FY 26/27 budget. The contract has been reviewed by the City Manager's Office and approved by the City Attorney.

STAFF RECOMMENDATION: Approval of the Design-Build Contract with Springer Construction and authorize the commencement of design services in the amount of $204,603.78.

City Commission Meeting
September 15, 2026

AGENDA ITEM 6: **FIRST AMENDMENT TO AGREEMENT FOR LEGAL SERVICES**

____INFORMATION ONLY

__X__ACTION REQUESTED

ISSUE: The City Commission will consider an amendment to the Agreement for Legal Services with Boswell & Dunlap LLP.

ATTACHMENTS:

. Agreement for Legal Services
. Proposed First Amendment to Agreement for Legal Services

ANALYSIS: The City of Auburndale signed an Agreement for Legal Service with Boswell & Dunlap LLP on September 3, 2020. No amendments have been made to the Agreement since the signing of the Agreement. The initial retainer for legal services was $81,000 annually. Since then, the retainer has risen with pay raises given to city employees and is currently $98,604 annually. The proposed amendment would raise the retainer to $120,000 annually. The amendment also raises the compensation for litigation services as for the City Attorney from $170.00/hour to $225.00/hour. The proposed amendment has been included in the FY27 Budget.

STAFF RECOMMENDATION: Approval of the Amendment and authorize the Mayor to sign the amendment.

City Commission Meeting
September 15, 2026

AGENDA ITEM 7: CONSIDER DEVELOPER'S AGREEMENT – BERKLEY CHARTER SCHOOL SEWER UPGRADES

____INFORMATION ONLY

__X__ACTION REQUESTED

ISSUE: The City Commission will consider a Developer's Agreement between Berkley Accelerated Middle School, Inc, and the City for sewer capacity.

ATTACHMENTS:

. Amendment to Developer's Agreement – Berkley Accelerated Middle School, Inc.

ANALYSIS: In 2022, City initiated a comprehensive city-wide review of its existing sanitary sewer system by Chastain-Skillman, which identified certain improvements required to serve the development. The improvements were identified by the City's Utility Study as necessary to allow future development in the area of the subject site. The study showed that development and construction could not discharge into the City's wastewater system until the Gapway Force Main, Southern Force Main Re-route Utility Improvements were completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion, as identified in the Utility Study

The proposed Developer's Agreement is between Berkley Accelerated Middle School, Inc., and the City of Auburndale. The Agreement 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. The developer intends to develop a charter school and is currently in the Lakes District.

The City and Berkley Accelerated Middle School, Inc. desire to enter into the Agreement to establish the respective rights and obligations between Berkley Accelerated Middle School, Inc. 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.

The proposed amendment to the Developer's Agreement was prepared by Berkley Accelerated Middle School, Inc. and reviewed by the Community Development Director, City Public Utilities Director and the City Attorney.

STAFF RECOMMENDATION: Approval of the proposed amendment to the Developer's Agreement with Berkley Accelerated Middle School, Inc.