

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held March 5, 2018 at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Tim Pospichal, Commissioners: Dorothea Taylor Bogert, Keith Cowie, Richard Hamann, and Bill Sterling. Also present were: City Manager Robert R. Green, Finance Director/City Clerk Shirley Lowrance, City Attorney V. Patton Kee, and Police Chief Chris Nelson.

Mayor Tim Pospichal declared a quorum present and the Meeting was opened with prayer by Pastor Peg Roy of the First Presbyterian Church and the salute to the flag.

**Motion** by Commissioner Keith Cowie, seconded by Commissioner Dorothea Taylor Bogert, to approve the City Commission Minutes of the February 19, 2018 Meeting. Upon vote, all ayes.

Information and Communication Manager Jim Carlton said since 2006, Tnemec Company has celebrated innovative uses of its coatings on water tanks with their "Tank of the Year Contest". In October, we showcased our beautiful water tank at the Lake Myrtle Sports Complex. With the voting process, the top 12 cities from the contest are showcased in a calendar of water tanks. The Lake Myrtle Sports Complex Tank is June 2018 in the calendar. He thanked the citizenry for their votes back in October. He provided each of the Commissioners a calendar.

Parks and Recreation Director Cody McGhee said he had two presentations. The first was a trophy for being victors in the Sister Cities Invitation Cup. The team members were: himself, Commissioner Jack Myers, Patrick Staveley (Service Worker II in Public Utilities), Ryan Williamson (Deputy Finance Director), and Mark Jackson (Polk County Tourist Development). He also presented the Commissioners with a commemorative "wooden baseball bat" cups from RussMatt tournament. He said the tournament was underway and Saturday started their heaviest game play period with 30 to 34 games daily.

City Manager Green introduced Cindy Hummel and Kay Stefanski for a presentation from the Baynard House Advisory Committee.

Kay Stefanski said they were delighted to be here this evening and tell the Commission of the donated Sheffield sterling silver tea set from Velma and Dexter Daniels. Mrs. Daniels was given the tea set as a wedding present on September 10, 1957. The records of the First Baptist Church in Winter Haven reflect the use of the tea service being used at 100 weddings, receptions, and parties through the years. She has now donated the set with love to the Historical Baynard House in Auburndale. She said they have had a long time connection with Auburndale - Dexter Daniels once had the Dexter Daniels Ford Dealership in Auburndale and Velma's beloved sister Janet Sewell Berlien and her husband Gene Berlien were owners of the Auburndale Jewelry store for many years. She read from Velma Daniel's letter "may this silver service continue the legacy and blessings to all who may pass through the Baynard House or find a celebration to enjoy it". Pictures were taken of the Commissioners, Kay Stefanski, and Cindy Hummel with the tea set pieces. She said Velma would love to receive a picture of this.

Cindy Hummel invited everyone to the Baynard House Tea on March 17. She said the Baynard Committee members have been tracking their many donated hours at the home and have 364 hours since last year. She said they are thrilled about the work being done at the Baynard House. She said, "God bless Mr. Baynard's granddaughter for the donation" of funds to the Baynard House. She said they love taking people through tours of the House and we always encourage them to visit the Auburndale Museum. We also do the 4<sup>th</sup> Grade tours annually.

Mayor Tim Pospichal asked for public comment. There was no public comment.

## **1. PRESENTATION ON VARIOUS PROJECTS – COMMUNITY DEVELOPMENT DEPARTMENT**

City Manager Green said as result of seating new Commissioners in January we have our Community Development Director Amy Palmer to make a presentation. He read an email from Amy to her staff relaying tonight's presentation. Within the email she stated "it's our Department's show and tell night" and "we are the Community Development ambassadors".

Community Development Director Amy Palmer said this was a good opportunity to talk about economic development and to realize all the projects going on. She thanked Information and Communication Manager Jim Carlton for his help with the pictures for the presentation. Projects she discussed were:

- Dollar General – This project was approved by the City Commission as a Planned Development a few months ago. The location of the property is the corner Old Lake Alfred Road and Lake Ariana Blvd. The building will look exactly like the Dollar General on Denton Road.
- Med-Line Distribution Center – They are a medical manufacturer and manufacture everything from baby blankets to gloves to surgical kits. The distribution center construction is complete and they will start out using 500,000 square feet of the 830,000 distribution center. Initially, they will employ 100 people mainly from their Orlando facility and within five years should have 400 employees. Their capital investment is \$32 million.
- SunTrax Project – This project is under construction with anticipation to open spring 2019. The first Phase includes the area for testing of tolling equipment. They are now in partnership with Florida Polytechnic University so the next Phase will be testing grounds for automated vehicles and connected vehicles. Florida Poly is still developing the concept for the in-field area. They are considering developing a research institute, which would form a relationship with all the companies that are doing research in this field. This is big for Auburndale, Polk County, the State of Florida, and the South Eastern part of the United States. She displayed a Facebook post from the Central Florida Development Council (CFDC), which said "City of Auburndale, Florida government is on the move. Check out recent aerial photos of Medline Industries, SunTrax FDOT property, and FL Polytechnic University. Exciting new developments along the Polk Parkway". She told about the CFDC economic development initiative Fam Fair or Familiarization Tour for the project managers with Enterprise Florida. Enterprise Florida is the State's Economic Development Agency. Next Monday she will be on a bus with a group of these Enterprise Florida professionals and her economic development peers from around the County. We will be talking about Medline, SunTrax and projects around the County. In the afternoon, we will be with about 40 industrial brokers who do business in Polk County. She said this was an excellent time to show off Auburndale and do some marketing.
- US Water Ski and Wakes Sports Foundation – She said most everyone was present at the last Commission Meeting and heard the presentation by Tracy Mathis. Tracy Mathis gave her presentation and played a 3D video of the property that showed what the project will look like. The cables are in the water at Lake Myrtle and should be operational this summer. Action Water Park is the operator of that. She played a video of the new three-event ski lake that is under construction at the site. About 2/3 of the lake is currently under construction, about 5,000 tons of dirt are removed daily, and completion is scheduled for March. The location of the lake is Denton Avenue next to the Trailhead and Dog Park.
- Polk Commerce Centre CRA – City Commission just approved an Interlocal with Polk County Board of County Commission that would dissolve the CRA, after its debt service is completed. As a result of the economic activity that has taken place in Auburndale, in our City limits, there has been enough tax dollars generated to pay off the debt service of this County run CRA. The projects are: the SunTrax project, the Water Ski project, Medline, Saddle Creek Warehouse, and McDonalds. The Agreement spelled out that the CRA would be dissolved after the debt service is gone. Once the CRA is dissolved, the taxes generated by these projects would come into the City's General Fund versus the Polk Commerce CRA Fund. Within the next 2 to 3 years depending on the taxes generated by these projects, the City's General Fund will see a little increase. Medline's investment was \$32 million and the base year is set at zero. The same process will work for the taxes for the Water Ski project and the Sharrett Project. The SunTrax property is owned by the State and pays no property taxes and the City's Lake Myrtle Sports Complex pays no taxes. She said ¼ of the

property is owned by non-taxable agencies, but there are great opportunities for development because of activities that will take place there. She confirmed that the Ski Foundation does generate property taxes from their capital investment. She said part of the three-event lake is on the City's property and part on the Ski Foundation's property.

- Coca Cola Company- She said the Coca-Cola Company is the gift that keeps on giving. They have a 1 million square feet building, they have invested close to ½ a billion dollars, they employ over 500 people, pay good wages, and have been a good neighbor to the City. She displayed a picture of the facility. The Coca Cola facility has trucks delivering and at times they park at Derby Ave. in anticipation of their delivery. They are building a drop lot to take the trucks off Derby Ave., which will open this month and will allow them some efficiencies.
- New Hotel – A new four-story hotel with 80 rooms is proposed located behind RaceTrac on Hwy. 92 and Neptune Road. This will help with tourist development and economic development opportunities.
- Building Permits – She went over the number of Building Permits issued from 2011 to 2017. 2011 – 41; 2012 – 79; 2013 – 50; 2014 - 115, 2015 – 119; 2016 – 152; and 2017 - 42. She said the supply of buildable lots has been taken in 2014 to 2016. The investment in new homes in 2014 to 2016 was about \$20 million for each year. She went over the Commercial activity for recent years. Last year the commercial investment was over \$51 million. She presented a chart of major commercial projects and Coca Cola is on the chart five years out of seven years.
- Residential Projects
  - Lake Marianna Reserve – The builder is Southern Home with the location on Dairy Road and Lake Marianna Road. The subdivision has 96 lots platted and Phase I has been platted for 57 lots.
  - WaterCrest Subdivision – The builders are DR Horton and Richman America with the location on Adams Road and Mohawk Road, on Lake Van. They have 230 lots. They should be complete with construction in June.
  - Juliana Village – The builder is Highland Homes with the location on Hwy. 559 and Lake Juliana (Walker Grove). This subdivision was developed in the county and we are looking at possible annexation. She said Phase I has received plat approval by the Board of County Commissioners for 59 lots.

She said this completes the presentation of projects. She said she was proud of her staff, as they do a great job and are great with the customers. She said she thought there were some big, awesome projects to be working on in the City.

City Manager Green said the subdivision on Dairy Road is the first subdivision developed in our City in over a decade, to be platted and built out. He said we have three subdivisions in different stages of completion: Adams Road is still moving dirt; Walker Groves at Hwy. 559 is ready to plat; and Dairy Road is building homes. He said with reference to the industrial and commercial development is an important story to tell. There are 17 municipalities in Polk County and 15 of them have a higher tax rate than the City of Auburndale. He said this is as a result of the industrial and commercial development that we have in our City. He said the Community Development Department does a great job with the staff they have. He said we appreciate them.

## **2. PRESENTATION BY THE POLK REGIONAL WATER COOPERATIVE**

City Manager Green said also as result of seating the new Commissioners, we asked for an update of the activities related to the Polk Regional Water Cooperative. We are appreciative of Assistant County Manager Ryan Taylor, who is the liaison to the County Staff working with the Polk Regional Cooperative, to make a presentation.

Ryan Taylor thanked the Commission for the opportunity to come before the Commission. He said the Regional Water Cooperative has been a long process. It would not have happened without the City Managers, the Commissioners, and Staff involved. Just over a decade ago, a Countywide Regional Water

Supply Plan was created to identify each utilities water use and supply and then how that matched up with the population projection for 2035. Other regions were also looking into this question. Because of the size of Polk County, SWFWMD indicated we would be recognized as a Regional entity by ourselves. During this same time, we were advised by the Water Management District that they were not going to increase any more water use permits to meet your population demand. They also said they were not going to supply any more water resource project or co-funding for individual water resource projects. They said they are going to give Regional projects the highest consideration for co-funding – 50 cent on the dollar. The Central Florida Water Initiative or CFWI was a directive from the State level – to find alternative water supply to meet the projected demand for the population growth. The CFWI is a collaborative water supply planning effort that encompasses five counties within three Water Management Districts. The goals of the CFWI is to quantify sustainable traditional water supply – to determine what we can safely withdraw from the upper Florida aquifer without creating any environmental impact. In 2015, the CFWI created a Regional Water Supply Plan that identified the additional water supply needs for 2035. In February 2016, we formed the Polk Regional Water Cooperative with 15 municipalities and Polk County agreeing on the document for the rules, foundation, and process for operation. With the leadership of the City Managers, and Department Staff, this document was completed. The Water Cooperative has one primary member and an alternative member. He said Mayor Pospichal is the primary member and Commissioner Richard Hamann is the alternate member for Auburndale. The Board also has three officers: Chair, Vice-Chair, and Secretary. He said Mayor Pospichal is the Vice Chair of the Water Cooperative and we appreciate his service and dedication. Meetings are once every two months. The Chair is County Commissioner George Lindsey and Commissioner Tom Fellows of Davenport is the Secretary. Their purpose is to develop regional wholesale water supply project to benefit the members of the Polk Regional Water Cooperative. He said today we are working on non-traditional projects, ones other than upper Floridan aquifer water. We are looking at interconnects and water sharing. How can we best utilize the infrastructure that is in the ground today to help extend the use of the already permitted water supply? We look at the CFWI's Plan and look at their issues: population growth and environmental impact. The Plan identified the current water usage of 850 MGD per day and said by 2035, we will need 1,100 MGD. He discussed the shortage in water supply projected. They have explored how they will meet the future needs through the implementation of conservation, reclaimed water, etc. He spoke about conservation projects available for matching funds through the Water Management. He explained how the PRWC took the CFWI Plan and pulled out the Polk County Projects - 205 non-traditional water supply projects. Based upon Regional benefit and gaining of 30 MGD yield, they short-listed the projects to nine projects. The 30 MGD yield was crucial, as it qualified them for co-funding from the District. Staff then took the projects to five and presented them to the Board of Directors for consideration, as only three projects could be considered. The five Projects nominated were: Southeast Wellfield, West Polk Deep Wellfield, Peace Creek Integrated Water Supply Plan, Alafia River Basin, and the Peace River/Land Use Transition. The three selected Projects are: Southeast Wellfield for 30MDGs; West Polk Wellfield for 150 MGDs; and Peace Creek for 5MDGs. He discussed the construction, cost, rate analysis and co-funding from the Water Management. Options for financing include: State revolving loan, line of credit, and some members pay up front. He said Auburndale's percentage cost is approximately 7% of the \$1.6 million - \$813,850. He said they thought they had \$1 million dollars for the project from the Legislature, but that did not work out. It would have helped reduce the cost to the members. He talked about the feasibility/yield; preliminary design; rate study; and construction. He said hats off to the Commission for being part of the cooperative and helping lead the way. He said for more information the website is PRWCwater.org or call him directly. He said the Vice Chair Tim Pospichal can speak on the great coming together of the various communities within the county.

Mayor Tim Pospichal said we are working with brilliant people. We have to look at it today and have to look at conservation, as you people have been working on this for 10 years or better. He said we are in good hands and we are preparing for our future. He thanked Ryan Taylor for the great presentation. He said the numbers are a little scary and we are going to need water.

City Manager Green asked the timeframe for Phase I.

Ryan Taylor said within four years – so completion in 2022-2023. Then we will begin the construction phases that are deemed viable. He said for the benefit of members participating in Phase I and if it is not going to benefit the member, there are exit ramps (opportunities) within the implementation document to allow the member to get out of the Agreement. The member would have options to get out of construction, if they do not think Phase II is for them. They also have the option to rejoin, if development spurs.

City Manager Green said Auburndale has interconnects with Lake Alfred, Polk City, and Lakeland. We were the first in the County to open those gates and have that partnership with the other Cities. It is in our current budget to put an interconnect in with Winter Haven and Polk County Utilities. As these projects come on line, it will be via those interconnects to move the water. He said this gives us a road map for going forward. He said before Mr. Taylor became the Assistant County Manager, he was the Town Manager of Dundee and Town Manager of Davenport. He got his start in the City of Auburndale's Parks and Recreation Department. He said we are real pleased.

Meeting adjourned at 8:02 P.M.

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

  
Shirley A. Lawrence, Finance Director/City Clerk