

City of Auburndale City Commission Meeting February 21, 2022

Minutes of the Regular Meeting of the City of Auburndale held February 21, 2022, at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Dorothea Taylor Bogert, Commissioners: Keith Cowie, Richard Hamann, Jack Myers, and Bill Sterling. Also, present were: City Manager Jeffrey Tillman, City Clerk/Special Projects Director Jeffrey Brown, City Attorney Frederick J. Murphy Jr., and Deputy Police Chief Carin Ketcham.

Mayor Dorothea Taylor Bogert declared a quorum present, and the Meeting was opened with prayer by Pastor Ben Abbott, Multipl Christian Church, and a salute to the flag.

Motion by Commissioner Cowie, seconded by Commissioner Hamann, to approve the Minutes of the City Commission Meeting of February 7, 2022. Upon vote, all ayes.

Mayor Taylor Bogert asked if there was public comment on any item not on the agenda. None was received.

1. ORDINANCE #1688 ANNEXING PROPERTY INTO CITY LIMITS – INTERSECT PROPERTIES

City Manager Tillman stated the City has received a petition from property owner Scott Brown of Intersect Properties to annex +/-53.32 acres of property into the City limits. The property is located south of Pace Blvd and west of Bryan Lane and is adjacent to the SunTrax Test Facility to the south, and Henderson/Rowe property to the north, which is in the City limits. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and proposed mixed use development.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading February 7, 2022 and is being presented for second and final reading.

City Attorney read Ordinance No. 1688, which was presented and passed on first reading on February 7, 2022, by title only.

Mayor Taylor Bogert asked for public comment. None was received.

Motion by Commissioner Hamann, seconded by Commissioner Sterling, to approve Ordinance No. 1688. Upon vote, all ayes.

2. ORDINANCE #1689: ANNEXING PROPERTY INTO CITY LIMITS – WHEELER FARMS PROPERTY

City Manager Tillman stated the City has received a petition from property owner Wheeler Farms to annex +/-178.12 acres of property into the City limits. The property is located north and south of Lake Mattie Road, east of CR 559 and west of Adams Barn Road. The annexation Ordinance includes a portion of Lake Van, which makes the property contiguous to City limits.

The Florida Department of Environmental Protection (DEP) has no objections to the annexation of the State of Florida Sovereign Lands (lake bottom) along the northeast portion of Lake Van. The annexation does not create an enclave. The proposed annexation is as a result of the owner's request for city utilities and proposed single-family development on the Wheeler Farms property north of Lake Mattie Road.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City

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Commission is only on the annexation of the property into the City. The proposed Ordinance was approved on first reading February 7, 2022 and is being presented for second and final reading.

City Attorney read Ordinance No. 1689, which was presented and passed on first reading on February 7, 2022, by title only.

Mayor Taylor Bogert asked for public comment. None was received.

Motion by Commissioner Cowie, seconded by Commissioner Sterling, to approve Ordinance No. 1689. Upon vote, all ayes.

3. PUBLIC HEARING – FUTURE LAND USE AND ZONING MAP AMENDMENT – AUBURN LAKES PRESERVE

Mayor Taylor Bogert closed the Regular Meeting and opened a Public Hearing.

Community Development Director Julie Fife stated in February 2012, the City approved a Future Land Use classification of Tourism Commercial Center (TCC) and established a zoning classification of Commercial Highway (CH) on +/-255.05 acres with ingress and egress on Old Dixie Hwy. The original proposal was to establish a soccer camp.

Vacant Land of Polk County, LLC, on behalf of property owner Gus Wong, is requesting to amend the Future Land Use from Tourism Commercial Center (TCC) to Low Density Residential on +/-181.88 acres and to Medium Density Residential on +/-73.17 acres. The requested Future Land Use of Low Density Residential and Medium Density Residential is consistent with the City's Comprehensive Plan, the Joint Planning Agreement with Polk County and surrounding Development.

Because the property is larger than 50 acres, the City Commission held a Transmittal Public Hearing on November 15, 2021, to send the proposed Future Land Use Map amendment to the Department of Economic Opportunity (DEO) for a full compliance review. Upon receipt of the State review, the DEO responded with no objections or comments.

The request also includes an Official Zoning Map amendment from Commercial Highway (CH) to General Residential-1 (RG-1) on the +/-181.88 acre Low Density Residential portion of the property and General Residential-2 (RG-2) on the +/-73.17 acre Medium Density Residential portion of the property. The applicant proposes to develop a 350-lot single family subdivision and a 360-unit apartment complex. The requested Zoning is also consistent with the requested Future Land Use categories, the City's Comprehensive Plan, Joint Planning Agreement with Polk County, and with surrounding development.

Mayor Taylor Bogert asked for public comment. None was received.

Mayor Taylor Bogert closed the public hearing and opened back into the Regular Meeting.

4. ORDINANCE #1690 AMENDING THE FUTURE LAND USE MAP – AUBURN LAKES PRESERVE

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on March 7, 2022.

City Attorney read Ordinance No. 1690: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING THREE PARCELS OF LAND FROM CITY OF AUBURNDALE FUTURE LAND USE TOURISM COMMERCIAL CENTER TO CITY OF AUBURNDALE LOW DENSITY**

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RESIDENTIAL ON +/- 181.88 ACRES AND RESIDENTIAL MEDIUM ON +/- 73.17 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE. (General Location: Old Dixie Hwy. and Polk County Pkwy.)

Mayor Taylor Bogert asked for public comment. None was received.

Motion by Commissioner Sterling, seconded by Commissioner Cowie, to approve Ordinance No. 1690. Upon vote, all ayes.

5. ORDINANCE #1691 AMENDING THE OFFICIAL ZONING MAP – AUBURN LAKES PRESERVE

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on March 7, 2022.

City Attorney read Ordinance No. 1691: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE ZONING MAP RECLASSIFYING THREE PARCELS OF LAND FROM CITY OF AUBURNDALE ZONING MAP CLASSIFICATION GENERAL RESIDENTIAL-1 (RG-1) ON +/- 181.88 ACRES AND GENERAL RESIDENTIAL-2 (RG-2) ON +/- 73.17 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: Old Dixie Hwy. and Polk County Pkwy.)**

Mayor Taylor Bogert asked for public comment. None was received.

Motion by Commissioner Cowie, seconded by Commissioner Hamann, to approve Ordinance No. 1691. Upon vote, all ayes.

6. PRESENTATION OF GENERATOR BID FOR HOBBS RD LIFT STATION – CDBG FUNDING

In March 2021, the City Commission identified the purchase and installation of a backup generator for the Sandra Jackson Road and Hobbs Road lift station as a project to be funded utilizing Community Development Block Grant (CDBG) funding. This lift station is susceptible to experiencing power outages, causing sewer backups into neighborhood residences. The project is located in the CDBG Target Area.

City Staff was able to utilize a favorable bid price recently established by the Florida Sheriff Associations Bid for an 80KW Diesel Generator proposed by Mid Florida Diesel. Total price for the generator and a transfer switch is \$42,850. The bid was reviewed by the Public Works Director and City Manager's Office and reference checks on the contractor came back favorably.

The project also requires a new control panel for the lift station. Total price for the control panel is \$22,750. The purchase is considered a sole-source bid because of the customization of the City's lift station. Public Works has worked with Barney's Pumps in the past and has a good working relationship with the company.

The project is included in the fiscal year 2021-2022 Budget with offsetting revenue coming from the Community Development Block Grant Revenue line item.

Mayor Taylor Bogert asked for public comment. None was received.

Motion by Commissioner Cowie, seconded by Commissioner Hamann, to award the bid to Mid Florida Generator in the amount \$42,850 to purchase and install a generator for the Hobbs Road lift station and award the bid to Barney's Pump in the amount \$22,750 to purchase and install a new control panel for the Hobbs Road lift station. Upon vote, all ayes.

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7. **PRESENTATION OF FISCAL YEAR 2020-2021 AUDIT – MIKE BRYNJULFSON**

The City's Finance Director, Christopher Reeder has prepared the Management's Discussion and Analysis (MD&A) section located at the beginning of the Report. This section allows City Staff to provide an objective and easy to read analysis of the City's financial activities. The Report is also made available on the City's website at www.auburndalefl.com.

Mr. Mike Brynjulfson of Brynjulfson CPA, P.A., gave a presentation of the audit report. Mr. Brynjulfson reported the following:

- The financial statements are a fair representation of what actually happened.
- There were no material errors.
- There were no material weaknesses in internal controls identified.
- There were no instances of noncompliance reported.
- There were no instances of noncompliance with Florida Statutes regulating Local Government Investment Policies.
- There were no deteriorating financial conditions or financial emergencies reported.
- There were no disagreements with management or difficulties encountered while performing our audit.
- There were no uncorrected misstatements.
- There were 3 significant audit adjustments.

Commissioner Sterling asked if the accounting software is still meeting the city's need?

Mr. Brynjulfson stated it is starting to show its age. However, it's not broken.

City Manager Tillman stated the City's Finance Director, Christopher Reeder has prepared the Management's Discussion and Analysis (MD&A) section located at the beginning of the Report. This section allows City Staff to provide an objective and easy to read analysis of the City's financial activities. The Report is also made available on the City's website. In addition, the Auditor's Management Letter located at the end of the Report is where the Auditor reports any findings or concerns. City Staff is pleased that the Audit identified no significant deficiencies and is in compliance with the requirements of laws, regulations and grants.

Mayor Taylor Bogert asked for public comment. None was received.

Motion by Commissioner Myers, seconded by Commissioner Hamann, to accept the Comprehensive Financial Report for the fiscal year ending September 30, 2021. Upon vote, all ayes.

The Meeting was adjourned at 7:50 p.m.

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


Jeffrey Brown, City Clerk/Special Projects Director