



City Council Meeting
Temple Terrace, Florida
Tuesday, June 2, 2026
6:00 PM
City Hall Council Chambers

Agenda

1. Call to Order

2. Invocation

3. Pledge of Allegiance to the Flag

4. Historical Fact

5. Recognition and Proclamations

5.A. Employee of the Month - April

6. Presentations

7. Board Appointments

7.A. Board of Adjustment - One Alternate Appointment

8. Consideration of Minutes from Previous Meetings

8.A. Approval of May 19, 2026 City Council Meeting Minutes

9. Public Comment

Persons Wishing to Heard on Items on the Consent Agenda or Non-Agenda Items. (The public may comment on an agenda item during the public comment period for each agenda action item. There will be a 30-minute time limit for all public comment to be continued at the end of the meeting if more time is needed):

NOTE: A three-minute time limit will be imposed on ALL comments from the public, regardless of the subject matter. Individual members of the public who are present in the audience may designate in writing a representation spokesperson to speak on their behalf and thereby relinquish their time to that spokesperson. Thereafter, they may not be heard on the agenda item for which designation was made. The representative spokesperson shall be allowed to speak for 1 minute for each such designation up to a maximum of 10 minutes. Appropriate dress when appearing before the Mayor and City Council is appreciated. Cell phones must be silenced while in the Council Chambers.

10. Communications and Petitions

11. Consent Agenda

12. Public Hearings, Ordinances, and Resolutions

- 12.A. Resolution Approving Supervisory Control and Data Acquisition "SCADA" Phase 1 Water Treatment System Modernization Project

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE EXPENDITURE OF \$378,890, FROM SOLE SOURCE VENDOR DATA FLOW SYSTEMS ("DFS"), A BADGER METER INC COMPANY, FOR THE UPGRADE OF THE SUPERVISORY CONTROL AND DATA ACQUISITION ("SCADA") SYSTEM FOR THE WATER TREATMENT SYSTEM; PROVIDING AN EFFECTIVE DATE.

- 12.B. Second Public Hearing and Second Reading of Ordinance 1596 Amending the Capital Improvements Section Objectives and Policy (CPA-25-01)

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN" CAPITAL IMPROVEMENTS SECTION OBJECTIVES AND POLICY; PROVIDING SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

13. Council Business

14. New Business and Board Reports

- 14.A. Consideration of Development Proposals for 8901 N. 56th Street

- 14.B. Consideration of Development Proposals for 8447 N. 56th Street

15. City Manager's Report

16. City Attorney's Report

17. Persons Wishing to be Heard on Items NOT Listed on the Agenda (continued if necessary):

Americans for Disabilities Act

The City of Temple Terrace is committed to making our website accessible to all users, including those with disabilities. While we strive to adhere to the accepted guidelines and standards for accessibility and usability, it is not always possible as it relates to attachments on the agenda that don't meet Federal standards for Americans with Disabilities Act (ADA) compliance. Please call the City Clerk's office at (813) 506-6440 for information on how to access these documents.

Adjournment

The Temple Terrace City Council meets the first and third Tuesday of each month and the meetings held at City Hall are broadcast "live" on Spectrum Channel 641 and Frontier Channel 39, beginning at 6:00 p.m. A rebroadcast of the latest meeting (or a taped version of the meeting if held at locations other than City Hall) can be seen on Wednesday and Friday at 2:00 p.m. and on Monday and Thursday at 7:00 p.m. Please be advised that there may be a scheduling delay in the rebroadcast of meetings held in locations other than City Hall, such as the Lightfoot Center, to allow time for the camera footage to be reformatted for broadcast. Meetings can also be viewed on the City's official YouTube channel at <https://youtube.com/user/cityoftempleterrace>.

Minutes of the City Council meetings can be obtained from the City Clerk's office. The meetings are recorded, but the minutes are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 282.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor through the City Clerk's office no later than 5:00 p.m. two business days prior to the meeting.

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Jeannie Barlow, Senior Executive Assistant
Item Type: Recognitions/Proclamations
Subject: Employee of the Month - April
Presenter: Andy Ross, Mayor

Recommendation:

Discussion:

Eric Garcia-Medina is being recognized as the employee of the month for April.

Eric has redefined what it means to be a Maintenance Attendant at the Family Recreation Complex. His attention to detail and the pace at which he works, without sacrificing quality, has set a new standard for his position. Our staff regularly receives compliments from our members and residents about Eric. He not only keeps up with his regular duties and responsibilities, but he takes initiative to find special projects or other areas of improvement additional to his assigned areas. He has taken the initiative with projects such as cleaning up the Lightfoot courtyard and improving the space for senior events, regularly blowing leaves off the Family Complex parking lot and sidewalks along Whiteway, landscaping and tree work around the entire Family Complex, removing invasive plants at Woodmont Park, repairing the tennis shade structure, and cleaning and painting the youth program's picnic tables. Eric not only goes out of his way at work, but his willingness to help others is also exhibited while not at work. The other day a Family Complex staff member was at Home Depot and witnessed Eric assisting an elderly woman load pallets of sod into her vehicle. Acts like this reflect his caring nature and willingness to lend a hand wherever it's needed. Eric is truly a special type of person. He is someone who leads with kindness, takes initiative, and makes a positive difference in the lives of those around him.

Congratulations to Eric for being selected as the April Employee of the Month.

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Cost:

Attachments:

None

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Margaret Persell, Administrative Assistant III
Item Type: Board Appointments
Subject: Board of Adjustment - One Alternate Appointment
Presenter: Andy Ross, Mayor

Recommendation:

Consideration of one alternate appointment to the Board of Adjustment to fill a vacancy for a term extending from June 2, 2026, to June 2, 2028.

Discussion:

There are two alternate vacancies on the Board of Adjustment for a term extending from June 2, 2026, to June 2, 2028. According to the City Council policy, this opportunity for service was broadcast on the City's webpage and the electronic board in the City Hall lobby.

The City received one application from Martha Lahusky.

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Motion

Cost:

Attachments:

1. BOA Application - Martha Lahusky

Online Form Submittal: Citizen Board Application Form

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 5/20/2026 3:28 PM

To Temple Terrace Legislative Office <LegislativeOffice@Templeterrace.gov>

Citizen Board Application Form

Please complete the online form below. Once completed, either hit the submit button or print both pages and deliver to the City Clerk, 11250 N. 56th Street, Temple Terrace, FL 33617, or send via email to LegislativeOffice@templeterrace.com.

Personal Information

Select the Board, Commission, or Committee applying for: Board of Adjustments

Name: Martha

Last Name Lahusky

Home Address: 320 Druid Hills Rd

Street Address *Field not completed.*

Home Phone Number: 8135211594

Cell Phone Number: 8135211594

Employer Palma Ceia Golf and Country Club

Employer Address: 1601 S Mac Dill Ave

Employer Phone Number: 8132549201

Occupation: Administrative assistant

Email Address: lahuskym@gmail.com

Residency Information

Length of Residency in 12

League City:

Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which: *Field not completed.*

Have you served on a Board, Commission, or Committee before? Yes

If yes, which: President of HOA

Number of years served: 6

Please list organization memberships and positions held: Secretary and president

Please List Areas of Special Interest *Field not completed.*

All of our Boards and Committees meet in the afternoon or evening hours. Are you available at the time the Board or Committee that you selected meets? Yes

CITY OF TEMPLE TERRACE BOARD AND COMMITTEE MEMBERS CODE OF CONDUCT

- A. act collectively and not individually, to set and/or revise the vision of the Board or Committee upon which I serve;
- B. represent the interests of the Board or Committee when making decisions and will rely upon available facts and my independent judgement;
- C. avoid legal conflicts of interest and avoid using my position for personal or partisan gain;
- D. demonstrate dignity, respect, and courtesy towards those with whom I am in contact in my capacity as a Board or Committee member;
- E. refrain from intimidation and ridicule of fellow Board or Committee members, City Staff, and other stakeholders in the City of Temple Terrace;
- F. refrain from inappropriate language including statements that are malicious, threatening, disparaging, mean-spirited, vulgar, or abusive but rather frame all disagreements or concerns in language that is dignified and professional;
- G. maintain appropriate decorum and professional demeanor in the conduct of Board or Committee business;
- H. work cooperatively and conscientiously with others as I request or receive information, examine data, or weigh alternative in the decision-making process;
- I. demonstrate patience and refrain from demanding immediate access to staff or immediate responses to information requests that requires staff time;
- J. refrain from any individual action that could compromise the integrity of the City, the Board or Committee I represent, or my fellow Board or Committee members.
- K. express clearly for any audience whether I am acting or speaking as an individual citizen or acting or speaking in my capacity as a representative of a Board or

Committee member;

L. abide by the Government in the Sunshine Law and the Rules of Procedure for my Board or Committee in both its spirit and intent;

M. promote constructive relations in a positive climate with all City Staff and citizens, consistent with my role as a Board or Committee member;

N. value and assist my fellow Board or Committee members by exchanging ideas, concerns, and knowledge;

O. build positive community support for the Board or Committee's vision; and

P. be accountable to the City Council for violations of the Code of Conduct set forth herein.

I have read the above Code of Conduct and understand what is expected of me as a City of Temple Terrace Board and/or Committee Member.

I understand that submission of this application indicates my agreement to comply with this code if appointed to any Board or Committee.

Email not displaying correctly? [View it in your browser.](#)

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Lynda Sader, City Clerk
Item Type: Minutes
Subject: Approval of May 19, 2026 City Council Meeting Minutes
Presenter: Andy Ross, Mayor

Recommendation:

Approve the May 19, 2026 City Council Meeting Minutes.

Discussion:

Resolution/Ordinance Information:

Appropriation Code:

Requirements:

Motion

Cost:

Attachments:

1. 05-19-2026 Council Reg Minutes

**CITY OF TEMPLE TERRACE, FLORIDA
CITY COUNCIL MEETING MINUTES**

Having been duly advertised as required by law, the regular meeting of the Mayor and City Council of the City of Temple Terrace, Florida, was held on Tuesday, May 19, 2026, in the Council Chambers at City Hall.

Present were: Mayor Andy Ross, Council Members James Chambers, Alison Fernandez, Erik Kravets and Gil Schisler, City Manager Carlos Baia, City Clerk Lynda Sader, and City Attorney Ernest Mueller.

Absent was: None.

Also present were: Police Chief Rob Staley, Leisure Services Director Karl Langefeld, Finance Director Jim Ingram, IT Director Sally Cabrera, Public Works Director Jason Warrenfeltz, Assistant Fire Chief Shane Samon, Community Development Director Greg Pauley, Human Resources Director Antonio Nazario, Code Compliance Director Jack Shanks and several others.

There being a quorum present, Mayor Ross called the meeting to order at 6:00 p.m., led the invocation, and the Pledge of Allegiance to the Flag.

4. Historical Fact

Mayor Ross noted that Council Member Chambers this month marks 51 years of service to the City. He has served in varying capacities over the five plus decades and is now serving as vice-mayor.

Council Member Chambers presented a historical fact of the history of tennis in Temple Terrace, explaining how the city's tennis program developed from a single neighborhood court into a major local tennis hub. The first tennis court in Temple Terrace was originally built by the University Square Townhomes subdivision and later turned over to the City in the late 1960s. Around that same time, tennis was rapidly growing in popularity nationwide due to stars like Rod Laver and Billie Jean King. City Council began debating whether Temple Terrace should build public tennis courts. After lengthy discussions about splitting courts between the north and south sides of the City, Council ultimately decided it would be more cost-effective to build four courts in one location behind the Lightfoot Recreation Center on Whiteway and Richland. In February 1972, the City officially approved construction of those courts. As tennis demand continued to grow, the City added: two courts at River Hills Park in 1974, two more courts plus lighting, offices, and bathrooms at the Whiteway/Richland facility in 1976, expanding it to six courts and six clay courts near the Family Recreation Complex on Gillette in 1999.

By the mid-to-late 1970s, the Temple Terrace tennis facility had become one of the top tennis centers in the Tampa Bay area, hosting tournaments, league play, and high school matches for King High School. He explained that as a young man, he learned to play tennis on those courts, got a job there, played on King High School's first tennis team, and eventually met his future wife through tennis. He uses his experience to show how City Council decisions and community investments can have a lasting impact on people's lives.

5. **Recognitions and Proclamations:**

5.A. **Proclamation - National Public Works Week**

Mayor Ross introduced Public Works Director Jason Warrenfeltz and presented the proclamation.

Mr. Warrenfeltz thanked Mayor Ross and the Council for the proclamation.

5.B. **Proclamation – Emergency Medical Services Week**

Mayor Ross introduced Assistant Fire Chief Shane Samon and presented the proclamation.

Assistant Fire Chief Samon thanked Mayor Ross and the Council for the proclamation.

6. **Presentations: None**

7. **Board Appointments: None**

8. **Consideration of Minutes from Previous Meetings:**

8.A. **Approval of the May 5, 2026, City Council Meeting Minutes**

Upon motion of Council Member Schisler, seconded by Council Member Fernandez, the **MINUTES** of the May 5, 2026, City Council Meeting, were **APPROVED** as presented with the following vote.

Vote on the motion being: Mayor Ross and Council Members Chambers, Fernandez, Kravets and Schisler voting "aye," no "nay."

9. **Persons Wishing to be Heard on Items NOT Listed on the Agenda or Items on the Consent Agenda:**

Mayor Ross stated the process for Public Comments and noted if anyone was here to speak on the water report, those comments would be accepted after that presentation under Council Business.

Charles Loeb noted the Public Works service week, thanked the City for completing the Library restrooms, asked all to honor Memorial Day for people who gave their lives, and other topics.

Serena Scott and Genevieve Allender of Girl Scout Troop #32608 spoke of learning about democracy in action, steps of earning the badge, traffic in the City, safety and thanked the first responders.

10. Communications and Petitions: None

11. Consent Agenda: None

12. Public Hearings, Ordinances, and Resolutions: None

13. Council Business:

13.A. Consultant Report - Water Treatment Facilities Master Plan

Ed Talton, CHA Consulting Senior Principal Engineer presented the Water Treatment Facilities Master Plan.

The Water Treatment Master Plan was developed to create a long-term strategy for maintaining safe, reliable, and high-quality water service for the community over the next 40 years. City officials and engineering consultants emphasized that water is one of the City’s most critical services, and the goal of the plan is to ensure that residents continue to receive dependable service while meeting increasingly stringent state and federal water quality regulations. The study focused on identifying infrastructure improvements needed at the City’s two water treatment facilities, improving water quality, addressing new EPA regulations related to PFAS contaminants, and minimizing the financial impact on residents through careful planning and phased implementation.

The assessment found that the City’s two water treatment plants are aging and require substantial investment. The Whiteway Water Treatment Plant, which is more than 40 years old, has significant structural, electrical, and operational deficiencies and is nearing the end of its service life. Even without considering PFAS treatment requirements, the facility requires approximately \$30 million in rehabilitation to remain operational and reliable. The Sunningdale Water Treatment Plant, which is approximately 30 years old, also requires upgrades; however, the recommended approach is to convert the facility into a booster station while consolidating primary treatment operations at Whiteway. This consolidation is expected to improve operational efficiency, reduce long-term maintenance costs, and minimize future rate impacts to residents.

A major component of the master plan focuses on PFAS, or per- and polyfluoroalkyl substances, commonly referred to as “forever chemicals.” Although PFAS contamination is a nationwide issue and the City’s levels are relatively low compared to heavily impacted areas, the City’s water currently exceeds upcoming EPA regulatory standards and must be addressed before the federal compliance deadline. In addition to PFAS, the City’s water supply is considered very hard due to elevated calcium and magnesium levels. City staff established a goal of reducing water hardness to improve overall water quality, reduce scaling, and lessen the need for residential water softeners. The plan also considered future contaminants that may become regulated, including microplastics and pharmaceuticals, to ensure the selected treatment technology remains viable for decades to come.

After evaluating multiple treatment alternatives, the engineering team recommended nanofiltration technology as the preferred solution. Nanofiltration is a membrane-based treatment process capable of simultaneously removing PFAS contaminants and softening water. Other technologies, such as granular activated carbon and ion exchange, were studied but proved less effective and more costly over time because they did not address hardness removal and required frequent regeneration or replacement. Although nanofiltration carries a higher initial cost, it provides the best long-term value by solving multiple water quality challenges with a single treatment system. Additionally, the membrane systems offer flexibility for future upgrades as treatment technologies and regulatory requirements evolve.

The City also explored the possibility of connecting to neighboring utilities, including the City of Tampa and Hillsborough County, to purchase treated water rather than upgrading its own facilities. However, the analysis determined that this option would be significantly more expensive due to infrastructure construction costs, ongoing water purchase expenses, and operational complexities associated with changing treatment systems and disinfectant methods. As a result, maintaining and modernizing the City’s own treatment facilities was identified as the most practical and cost-effective long-term solution.

An additional challenge associated with nanofiltration is the management of concentrated PFAS waste generated during treatment. The recommended near-term solution is the use of a deep injection well, a proven technology already used by many Florida utilities. While emerging PFAS destruction technologies are being developed, including electrochemical and thermal destruction methods, they are not yet fully proven for municipal-scale implementation. The City plans to continue monitoring these technologies as they evolve in hopes that more efficient and cost-effective alternatives become available in the future.

The total estimated capital cost of the recommended renewal plan is approximately \$72 million. This includes roughly \$66 million for the rehabilitation and modernization of the Whiteway

facility, including the nanofiltration system and concentrate management infrastructure, and approximately \$6 million for improvements and conversion of the Sunningdale facility. Additional costs include electrical modernization, SCADA upgrades, exploratory wells for future water supply evaluation, and reliability improvements throughout the system. The implementation schedule prioritizes immediate electrical and reliability upgrades, followed by nanofiltration system design and construction, with full modernization expected between 2028 and 2030.

Recognizing the financial magnitude of the project, City staff and its consultants emphasized the importance of pursuing outside funding opportunities to reduce the burden on residents. Potential funding sources include state and federal appropriations, infrastructure grants, and legislative funding initiatives. City staff and consultants indicated that securing funding as early as possible will be critical as utilities across the country compete for limited resources to comply with federal PFAS regulations.

Overall, the Water Treatment Master Plan presents a proactive and comprehensive strategy to renew aging infrastructure, improve water quality, meet future environmental regulations, and ensure long-term reliability of the City's water system. While the project represents a substantial investment, the recommended improvements position the City to provide safe, modern, and sustainable water service for future generations.

Mayor Ross asked for Public Comments:

Chris Barquin commented on the water softening not being done for two years, and the deferred maintenance. He stated this is critical right now and the police and fire station on Harney are not. The City needs interim methods to take care of the PFAS issue. As it gets closer to 2031, there will be supply chain issues.

Charles Loeb asked if this information would be put online and asked what does the \$72 million include.

Mayor Ross moved to the Council Members questions.

Council Member Fernandez noted that it is her understanding that in the Temple Terrace area, there are no direct contaminants, PFAS is in the rainwater and filters down into the aquifer. She asked if that is what makes dropping the wells deeper potentially cost effective or should the City not spend that money and plan on treating the water with the current depth of the wells.

Mr. Talton stated that if PFAS free water is found, it will still need to have some treatment in other categories and the City might end up spending the same amount. One single supply well is in the \$5-\$7 million range. The current existing wells are pretty much a good nano filtration feed. They do have PFAS, but they're low in turbidity, hydrogen sulfide and iron which could foul up

membranes. These wells have no salt, and when deeper wells are used, they have some salt. He stated that they think one exploratory well is worthwhile and the City may be able to get some funding for that which then could potentially finance a deep well. If that well does not work, it could be used as a deep injection well.

Council Member Fernandez asked if the City needs to increase capacity at the Whiteway treatment plant and Sunningdale becomes a booster, can the wells at Sunningdale be used instead of adding capacity at Whiteway.

Mr. Talton stated in order to get Sunningdale well water to Whiteway, there would need to be a pipe and that would cost \$2 to \$3 million as well. The thought was to look at a well at Whiteway to avoid that cost and potentially find a better source. It could be cheaper but that would need to be worked out in implementation in the design. If it could be part of the alternative water supply grant, then they would know what is down there and would have addressed that concern. Pulling the wells from Sunningdale can always be on the table as a possibility.

Council Member Fernandez asked if Whiteway's site was large enough to handle being the only treatment plant for the full City and potential growth.

Mr. Talton stated yes and noted the beneficial thing about nanofiltrations is relatively compact as far as a treatment system is concerned, much smaller than the lime softening plant now.

Council Member Fernandez asked if the recommended plan of the \$72 million cost provides all the cost at least as it is known today with today's estimate to renew the plant.

Mr. Talton stated it does, the \$72 million is the capitol cost, with the only other costs going to increase the operation and maintenance cost.

Council Member Chambers asked besides the two trains in the Whiteway plant, what else does the plan include to keep the water system running during the project.

Mr. Talton stated the plant is ready to add the nanofiltration system but electrical needs will have to be taken care of.

Council Member Chambers asked how much more PFAS could this system handle, as the numbers seem to keep climbing.

Mr. Talton stated that during this process, they have not seen the numbers really go up, the hardness has increased, but this should handle any increases for the next 40 years. If the water quality changes rapidly, they can adjust the membrane.

Council Member Chambers asked if any of the capitol projects in the five year plan may be removed from that plan.

City Manager Baia stated staff would review that but it is actually ongoing depending on the circumstances. He will review and report back to Council.

Council Member Schisler asked to clarify if Sunningdale would be basically shut down.

Mr. Talton stated yes and it would be converted to a booster pump station.

Council Member Schisler asked if the Sunningdale wells would be capped or would there need to be a pipe run from Sunnydale to Whiteway.

Mr. Talton stated that depends whether the wells are needed or not. A pipe would be needed if the wells are still needed at Sunnydale.

Council Member Schisler confirmed that some pipe would be needed whether Sunnydale wells are used or if the water is used from Whiteway and piped back to Sunnydale for distribution. He asked about an interim solution to take care of PFAS immediately. How could it logistically be integrated now.

Mr. Talton stated carbon vessels could be brought in for temporary use. There are issues to try to incorporate that into the current system. They could bring in nanofiltration skids but would need the deep well.

Council Member Schisler asked about the sludge.

Mr. Talton stated it would be PFAS and high in calcium, maybe sulfate. Of every 100 gallons of that well that comes in, 10 gallons will go to waste.

Council Member Schisler stated his concern, if that is injected into deep wells, that will fill up quickly. He asked if the big tanks used for storage of water would still be usable and wanted to verify the difference of the \$72 million and the \$125 million mention is the O and M costs for the lifetime of 40 years.

Mr. Talton stated the tanks would be usable and the dollar difference is the estimated O and M costs.

Council Member Kravets asked about a statement that Whiteway as falling down, asking if that is literary.

Mr. Talton stated there are a couple structural issues with the lime equipment and City staff have done a good job addressing those issues.

Council Member Kravets asked about options that were stated at the first town hall of GAC and EX and were regarded as being cheaper. He asked if the consulting group were surprised that the outcome of the report showed that the cost of all three options came out to be roughly the same.

Mr. Talton stated they were surprised with this outcome through the pilot program. They did a bench scale studies at the University of Florida and on the site and confirmed the hardness in the water had some interference with the GAC and the ion exchange, even with softening the water, there were still issues with the life of those two components. That was surprising to them because they have seen more longevity for granular activated carbon. With the pilots, there was something in the water that was consuming the carbon faster than they expected. He gave credit to the City staff for asking for a decision tree to be performed for the treatment process decision and it was very unique. He noted an Arizona Department of Environmental Quality study that is proven and a key point was if there are mult contaminants to remove, which in this case is hardness and POS, then the decision tree steered toward the nanofiltration and away from activated carbon.

Council Member Kravets noted the estimate of the numbers that the City has seen so far are as follows: The County connection estimate was between 25 and 38 million or 35 possibly and the Tampa connection estimate was between 20 and 39 million. With CHA describing those as being the highest cost and his question was how is it possible that those are the highest cost given that 40 million is significantly smaller number than 73 million.

Mr. Talton stated that the City of Tampa and Hillsborough County will charge \$4 plus for thousand gallons and a nano plant could be built for \$2.25 a thousand gallons. That is on top of the \$40 million. They are also in the same situation of renewing their plants and having to take care of the PFAS issue.

Council Member Kravets stated if the \$30 million spread still means that it's cheaper to develop our own solution, does that mean that CHA has run an analysis of what it would save the City? When you buy water from another source and you pay more economically, it's identical to taking out a loan. In this case, we would need \$30 million dollars of additional debt. If we don't do that, then we have to pay a little bit more per gallon. Either way, right, the rate payer is going to be burdened either with a \$30 million loan or with a slightly higher per gallon rate or let's just say a higher per gallon rate. Does that mean that he's run the economic analysis on both of those scenarios?

Mr. Talton stated when he looks at a retail rate or a wholesale rate to pay Tampa Bay water or City of Tampa \$4.20 per thousand gallons and the City could upgrade the system for \$2 per thousand gallons, it would be something like \$6 or \$7 per thousand gallons to pay them, but he stated he has not actually crunched the numbers. The City would also still have to pay staff and the distribution on top of that. The only thing it would save is that the City would not have to treat the water. It is still going to have to come through Whiteway, still have to have a pump station to pump into the distribution, and upgrade Sunningdale to pump out to the tanks. The City would not lose the whole infrastructure cost.

Council Member Kravets stated that the City would not be losing out on that; the deep well and the exploratory well. Those are two major items the City would not need. He stated he thought the slideshow showed other cities have already begun those. So the City would not need their own.

Mr. Talton stated the cost of those would still have to be paid to the City of Tampa, it would be included in the rate they charge.

Council Member Kravets stated that the City had wanted to have an accurate reflection of what the different options would cost for the water options. The option of developing our own solution, connecting to Tampa, or connecting to the County. Without having the accurate numbers and an accurate understanding of what these would mean for the City, that's a problem.

Mr. Talton stated he could get those numbers.

Council Member Kravets stated on page ES6 of their report, he found three different numbers relating to concentrate management and or PFAS disposal and or well drilling. He wanted to try and understand what is going on. There's a number for an exploratory well which is 7.1 million. There's a number for concentrate management which is 26.8 million. Tonight, he heard the number for concentrate management that is the number for the deep well, however on that same page there is a line item called NF and deep well and the number assigned to that is \$57.1 million.

Mr. Talton stated that is a five year total for both.

Council Member Kravets asked about the single point of failure and agreed that is a problem, but if the City consolidates Sunningdale and Whiteway, that would still be a problem.

Mr. Talton stated that would be true but there would be two trains and the single water plant with two trains is considered class one reliability.

Council Member Kravets stated that the extension that was mentioned does require an application, and is not automatic. He stated the announcement of the extension to 2031 came the previous day, and in the slideshow, CHA's entire timeline is based on 2031. He asked if CHA thinks that the project could not be done by 2029.

Mr. Talton noted that they had information that the date was going to change to 2031. He noted that the project would have to start right now to meet the 2029 date.

Council Member Kravets stated that the plan that has been presented requires the City to apply for the extension and he would not support that at this time. He noted that the presentation stated that concentrate could be hazardous waste and there is no guarantee that disposing of this waste in a deep well will remain legal.

Mr. Talton stated that is correct and that is why it is a place holder at this time.

Council Member Kravets noted many are uncertainties such as many regulatory issues that might come into play that make it much smarter to assign all of these risks to an entity like Hillsborough County or Tampa where if they suddenly have an issue with disposal in a deep well, it doesn't suddenly become something that we've spent \$25 million on that we can no longer actually operate as infrastructure. If we were to run into a scenario like that sometime in the future, it would certainly be very smart to have paid more dollars per gallon over that period of time.

Council Member Kravets stated in the presentation it was mentioned that these nanofilters are better able to handle the water that we're giving to them than are the other filter options. What is the expected maintenance for these filters, the cost of replacement, the cost of repair whatever it may be, is that already accounted for in the economic plan that has been presented in the operating costs. What would be the cost if one of the membranes break.

Mr. Talton stated it is included and membranes last 5 to 10 years. He stated he would get an actual cost of a membrane but it would probably be \$400 to \$500 for a single eight inch element, or maybe a little more, \$600 to \$800.

Council Member Kravets asked about the plant being off line during construction.

Mr. Talton stated that with the second 16 inch main put in within the plan, that would keep the existing plant in operation while constructing the new component.

Council Member asked if wastewater treatment with reclaimed water generation was considered as part of the long-range utility planning in this wastewater treatment, and added of bringing it from an outside utility locally.

Mr. Talton stated yes, but it would need wastewater treatment, but bringing reclaimed water from an outside utility was outside of the scope of the study.

Mayor Ross asked if the nanofiltration involves reverse osmosis.

Mr. Talton stated no.

Mayor Ross stated that he does not like the idea of putting the concentrate in deep injection wells and hopefully other objections become available. He asked where would the deep injection well be located and how deep would it be.

Mr. Talton stated they would need to get a hydrogeologist on board and discuss with the Department of Health, the Department of Environmental Protection, and the Water Management District and discuss that. Those things would need to be answered. They would look at what is under Whiteway and where it would be best to locate it.

Mayor Ross clarified that if the well is not located at Whiteway, the City would need another pipe to get it wherever the well is and what diameter would that be.

Mr. Talton stated that was correct and it would be a six inch pipe.

Mayor Ross asked about the process of the exploratory well, and what is the benefit of it and spend \$7 million if the City is going to do the nanofiltration system.

Mr. Talton stated it is considered for three years with the permitting, the locating, coordinating with the district on modeling and getting the approval. Then the drilling would start if approved. The benefit would be that either way, it is thought that another well is needed at Whiteway.

Mayor Ross stated that this all takes a long time to do, and he asked is it feasible to do some short-term mitigation while the City undertakes the bigger project, to get the PFAS numbers down.

Mr. Talton stated it is possible but the plan would need to be approved.

Mayor Ross stated that there are a lot of assumptions made of connecting up with the City of Tampa or the County. There are things to consider, such as if they even have the capacity for this and if they are even willing to let the City connect. There are also many other expenses such as pipes and connections along with the project of getting the pipes to connect up with either of those entities.

Council Member Schisler commented that for the last six years Tampa has increased rates to the City for the use of the waste water treatment plants and so forth. Tampa will and have raised rates to cover there costs for maintenance and improvements.

Council Member Kravets asked City Manager Baia if when estimates of cost and rates with Hillsborough County and Tampa Bay when provided, are they in principle willing to connect.

City Manager Baia stated his discussion was a year ago with Tampa staff and since then has been with the water level staff. The City of Tampa may have capacity issues and they may not be inclined to allow the connection and only explored it as a courtesy. The cost to connect with the County would be significant and we don't know what issues the City would run into with laying underground pipes.

Council Member Kravets noted he would be interested to know yes or no if they would consider the idea of the City connecting. He stated he would be interested if the connection could be in the east area of the City with possible annexation. He noted the City does need to get the numbers because the City's plan is estimated at \$72 million and all options need to be explored. He is concerned about the cost and of overages that are normal when doing projects.

Council Member Chambers noted that the Council can not make a decision that night, but there have been good questions and discussions. He looked forward to the townhall and hearing more from the public.

13.B. Funding Options for Proposed Water Plant Improvements

City Manager Baia stated Mr. Napoli of Stantec was commissioned to conduct a bond feasibility analysis focused on the potential revenue and financial feasibility associated with issuing a bond. His evaluation assumed the full estimated project amount of approximately \$72.2 million, as presented in the master plan report, would need to be financed through bonding. The purpose of the analysis was to determine what the financial structure and implications would look like if the entire amount were bonded.

It was also emphasized that alternative funding opportunities may be available that could reduce the total amount requiring bond financing. As discussed by Mr. Tarleton, these alternatives include the State Drinking Water Revolving Loan Fund, potential appropriations, and other funding sources. Meetings have already been scheduled with officials from the Florida Department of Environmental Protection in Tallahassee, along with the government affairs consultant, to begin discussions regarding the application and funding process. Since the application cycle for some of these programs begins in July and may extend into the following legislative session, there is potential for additional funding to become available during the first

or second year of the project. Any funds secured through these sources could help offset the overall amount currently identified in the master plan. However, for purposes of the feasibility study, Mr. Napoli's assignment was specifically to evaluate the scenario in which the full amount would be financed through a bond issue.

Perter Napoli, Stantec Consulting was tasked with incorporating the various assumptions, financial variables, and operational considerations discussed into a comprehensive ten-year sustainability outlook and rate plan for the water and sewer utility. The presentation provided an expedited preliminary analysis intended to begin discussions with City Council, with the understanding that additional scenarios and refinements will be developed as more information becomes available. At this stage, the analysis is based primarily on the \$72.5 million Water Treatment Renewal Plan identified in the engineering consultant's report, while potential future grants, alternative funding sources, and possible cost increases beyond current estimates have not yet been incorporated.

The rate study focused on evaluating the long-term financial sustainability of the utility by analyzing operating revenues, operating expenses, capital improvement needs, and debt obligations. Existing revenue streams from water, sewer, reclaimed water, and miscellaneous utility fees were reviewed alongside projected expenditures, including personnel costs, employee benefits, fuel, chemicals, maintenance, and other operating expenses. These operating costs were projected over a ten-year period using historical trends and an assumed blended annual escalation rate of approximately 4.2%. The study also incorporated ongoing capital improvement program (CIP) projects and annual renewal and replacement funding requirements necessary to maintain utility infrastructure.

A major component of the analysis centered on financing the Water Treatment Renewal Plan and ensuring the utility's ability to support future debt issuance. Financial performance indicators such as debt service coverage ratios and reserve fund balances were emphasized because rating agencies and lenders require assurance that utility revenues will be sufficient to cover debt obligations. While a minimum debt service coverage ratio of 1.2 is generally required for bond issuance, the analysis targeted a stronger ratio of approximately 1.5 to improve borrowing terms and maintain favorable credit ratings. Additionally, the study recommended maintaining reserve balances equal to at least 25% of annual operating expenditures, equivalent to roughly three months of operating expenses.

The financial forecast evaluated multiple funding and rate increase scenarios over the ten-year planning horizon from fiscal year 2026 through 2036. One scenario assumed conventional debt issuance in fiscal year 2027, requiring estimated rate increases of 15% in 2027, 10% in 2028, and 3% annually thereafter to maintain adequate debt coverage and reserve levels. Under this

approach, the average residential water and sewer bill for a customer using 4,000 gallons per month would increase from approximately \$75 to \$85 per month initially, followed by further incremental increases. A second scenario explored the use of a short-term line of credit to delay bond issuance by one year, thereby reducing immediate rate pressure. This option resulted in more gradual increases of approximately 10% annually over three years while still maintaining financial stability and compliance with debt coverage requirements.

The analysis also highlighted that Temple Terrace's projected utility rates would remain competitive compared to neighboring utilities, even under the proposed increases. Many utilities throughout Florida are currently implementing significant rate increases to address infrastructure renewal needs and regulatory requirements, including PFAS-related treatment upgrades. Staff emphasized that the presented scenarios are preliminary and intended for discussion purposes only. Future updates to the financial model will incorporate revised construction costs, updated operating budgets, alternative funding opportunities, grants, and any additional capital needs identified during the planning process. Ultimately, City Council will need to determine the preferred funding strategy and approve any necessary rate adjustments to ensure the long-term financial sustainability and operational reliability of the water and sewer utility system.

Council Member Kravets stated the operating fund numbers that he saw in the two respective slides looked like the operating fund was really significantly higher, like crossing over the \$15 million mark at one point, he thought it was 2035. Why would it go that high and such a stark difference between the LOC model and the bond only model

Mr. Napoli stated for example, he has the model and he looked at 9% over the three years and as soon as you go down to 9%, you see the yellow flash across the board for that debt service coverage. So the way the model works, what's really driving these rate increases more so than having the certain amount of money in the bank is having a certain amount of revenue to cover the debt service coverage. So it's a debt service coverage trigger more than a fund balance trigger. And that's why you're seeing the fund balance kind of raise a little bit. It's not raising the rates because we need more fund balance. It's because you need more revenue to cover that annual debt service amount under both scenarios. That's the best explanation there. But there is excess fund balance out there. And then if you look at the coverage, there's a little excess coverage too. You're getting above that 1.5 under that situation. They are not saying that the City adopt this 10-year rate plan and stick with it. You wouldn't continue to just add money to the bank account. The City probably re-evaluate and lower those rate increases out in the future. He said the most important rate increases to focus on for now or the first three to four years time frame to just get the revenue up. It's kind of a shot in the arm to get the revenue up to a level where you can now bring on \$4.5 million of debt that the city didn't have previously.

Council Member Kravets clarified that the City has to bring in a certain amount of minimum revenue, that is part of the bond term.

Mr. Napoli stated yes.

Council Member Kravets asked if the City could negotiate prepayment options into the loan so that as the fund balance builds, it triggers and the repayments gets made and then over time that would lower the rate increase.

Mr. Napoli stated that could be possible but that is outside of his area of expertise. A financial adviser should be consulted on that.

Council Member Schisler asked if changes of outside funding sources happened such a coming across a grant or some other funding source in two or three years and use it to reduce the loan, would the City have to change the type of commitments made with the lenders in order to do that.

Mr. Napoli stated that Council will make a decision and management would then move forward to issue debt and they would start working on the bond feasibility report which is part of issuance that says this is the City's plan for revenues over the years and the bond report is issued. If any thing changes, he was not sure but there's probably stipulations with the bank on how soon it could be paid off or the City could pay down principle. They have put in the finance options a line of credit option as a possibility and would probably work for this situation.

City Manager Baia noted that he and Mr. Ingram would get with a financial advisor and get back to Council on this.

Council Member Fernadez stated that the City is looking at a full renewal, replacement, overhaul, complete overhaul of the water treatment system and with the five-year capital plan, is there any items there that would be taken out with this project going forward.

Public Works Director Jason Warrenfeltz stated that in reviewing, there were some items that they struck, but there were not a lot of those, the 5-year plan encompasses the entire distribution system and wastewater collection system.

Council Member Fernandez asked how they assumed the cost of capital projects going forward to establish the rate with the plant being new and the efficiencies or reductions in operating costs.

Mr. Napoli noted they took the five year CIP and didn't assume any increase in efficiencies or reductions in operating costs. He can take that into consider with his next projections.

Council Member Fernadez asked about the process if the end total comes in much higher than \$72 million. Would the City review this each year or would someone else do this.

Mr. Napoli noted if the cost goes up and it is before the debt is issued, he would use the new costs for the rate increases.

Mayor Ross asked about what the City could do to lesson the impact on the rate payers, such as use line of credit for two years instead of one. He stated maybe not getting the best rate on debt service to even out the cost to the rate payors.

Mayor Ross asked City Manager Baia when and if it comes time to do this, with staff having many projects and need to be done, how will the Staff manage the project.

City Manager Baia stated that options on managing the project will need to be considered because it is a lot of work. Maybe a construction manager on a scale of this project.

Council Member Kravets stated he is in favor of hiring a construction manager on a project of this size. He stated he is hesitant of pushing too much of the pain of the cost into the future for this loan. He does not want the future citizens to have the burden to preserve rates for three or four years. He agrees to have an intermediate period in the beginning because the City will not need the full amount of the money to start with. The City should start paying back the loan as soon as possible. He stated he is not a fan of subsidizing the utility rates. It does not convey honesty and the true cost of the service. Bonding it would be to spread the whole cost over thirty years and that is his thought on the process.

Mayor Ross noted that the town hall is scheduled for Tuesday, May 26 at the Lightfoot Center at 6:00 p.m.

Council Member Fernadez noted her request to have a delineated a full list of pros and cons with the full cost. She would also like to get an answer from the City of Tampa and the County if it is even a possibility for the City to connect.

Mayor Ross noted that they will most likely not be able to give us answers immediately.

Council Member Kravets asked City Manager Baia if he has had a conversation with Mr. Brown of TECO. He also asked about the Sunnyside Road community meeting.

City Manager Baia stated he would provide the TECO information in the Council update and would get back to Council on the Sunnyside Road item.

14. New Business and Board Reports: None

15. City Manager's Report:

City Manager Baia stated none.

16. City Attorney's Report:

City Attorney Mueller stated none.

Adjournment:

Meeting adjourned at 9:09 p.m.

X

Andrew R. Ross
Mayor

X

Gil Schisler
Council Member

X

James Chambers
Vice Mayor

X

Alison Fernandez
Council Member

X

Erik Kravets
Council Member

Attest:

X

Lynda Sader
City Clerk

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Judy Nicklin, Executive Assistant
Item Type: Resolution
Subject: Resolution Approving Supervisory Control and Data Acquisition "SCADA" Phase 1 Water Treatment System Modernization Project
Presenter: Jason Warrenfeltz, Public Works Director

Recommendation:

Staff recommends City Council adopt a resolution approving the expenditure of \$378,890 from sole source vendor, Badger Meter Inc, to be provided with funds from the Public Works Water and Sewer funded through the current Fiscal Year 2026 budget of the Public Works Water and Sewer Utility Account 410-1921 533.63-31. The balance is to be paid from Water and Sewer Utilities Fund Reserves for Contingency.

Discussion:

The City operates a comprehensive municipal water and wastewater system that serves our community through multiple facilities at two Water Treatment Plants; a primary plant at Whiteway and a secondary plant at Sunningdale. Included in this system are eleven water wells, an assortment of Electric Submersible Pumps (ESPs) and Turbine-driven pumps, two Booster Stations at Telecom and Chinaberry and thirty-eight Lift Stations, which provide wastewater collection and conveyance. The City uses SCADA (Supervisory Control and Data Acquisition) in water plant operations to provide real-time, centralized monitoring and remote control of water treatment and distribution processes. It serves as the facility's "nervous system," automating operations to optimize efficiency, ensure regulatory compliance, and prevent costly equipment failures. The City's SCADA platform is based on systems provided by Data Flow Systems (DFS), a Badger Meter Inc. company, which are fully integrated into the City's utility operations and infrastructure. The existing SCADA system provides monitoring, telemetry, automation, and operational control for essential utility operations, but portions of the existing SCADA infrastructure have reached end-of-life and are in need of modernization to improve system reliability, operational efficiency, maintainability and future scalability. The City is proposing phased upgrading of its existing infrastructure through the Water Treatment System SCADA Modernization Project. The project will focus on improving system reliability, replacing obsolete control equipment, integrating currently isolated processes, and establishing a scalable communications architecture to support centralized operations.

Project objectives include the following:

1. Enhance operational reliability, redundancy, and cybersecurity.
2. Replace obsolete hardware that has reached end-of-life no longer supported
3. Provide real-time data visibility and control across all facilities.
4. Integrate water treatment, wells, booster stations, and lift stations under a unified platform. (Water Treatment – DFS, Lift stations – OMNI)
5. Support advanced alarming, trending, reporting, and remote access.
6. Enable future integration with asset management and maintenance systems.
7. Be scalable to accommodate system growth and regulatory changes.

Staff is recommending that Council approve the expenditure of \$378,890 from sole source vendor Data Flow Systems, a Badger Meter Inc. Company, for the upgrade of the City's SCADA system. The original FY 26 budget for SCADA enhancements was \$200,000 split between the water plant and sewer lift stations and expected to be the first installment of a multi-year investment to upgrade this critical system for our entire water/sewer system. Upon closer investigation, it was discovered that upgrading the SCADA for the water treatment plants would be the most important first step and required a larger initial investment than originally contemplated for the current fiscal year. This project, therefore, is funded from the current fiscal year Public Works Water and Sewer Utility Account with the remaining balance of \$178,890 to be paid from Water and Sewer Utilities Fund Reserves for Contingency.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE EXPENDITURE OF \$378,890, FROM SOLE SOURCE VENDOR DATA FLOW SYSTEMS (“DFS”), A BADGER METER INC COMPANY, FOR THE UPGRADE OF THE SUPERVISORY CONTROL AND DATA ACQUISITION (“SCADA”) SYSTEM FOR THE WATER TREATMENT SYSTEM; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

410-1921-533.63-31

Requirements:

Resolution

Cost:

\$378,890

Attachments:

1. Resolution - Supervisory Control and Data (SCADA)
2. Sole Source Letter - Badger Meter Inc. dated Jan 1, 2026
3. WTP and System Budgetary Proposal

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE EXPENDITURE OF \$378,890, FROM SOLE SOURCE VENDOR DATA FLOW SYSTEMS (“DFS”), A BADGER METER INC COMPANY, FOR THE UPGRADE OF THE SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM FOR THE WATER TREATMENT SYSTEM; PROVIDING AN EFFECTIVE DATE.

Whereas, the City currently operates a Supervisory Control and Data Acquisition (“SCADA”) platform based on systems provided by Data Flow Systems (“DFS”), a Badger Meter Inc. company, which are fully integrated into the City’s utility operations and infrastructure; and

Whereas, the City’s existing SCADA system provides monitoring, telemetry, automation, and operational control for essential utility operations; and

Whereas, portions of the existing SCADA infrastructure have reached end-of-life and are in need of modernization to improve system reliability, operational efficiency, maintainability, and future scalability; and

Whereas, continued utilization and upgrade of the existing DFS platform provides operational continuity, minimizes implementation risk, reduces retraining requirements, preserves compatibility with existing infrastructure, and supports phased modernization of the City’s utility systems; and

Whereas, the City has determined that maintaining consistency and standardization within the existing DFS platform is in the best interest of the City and its utility operations; and

Whereas, the Water Treatment System SCADA Modernization Project is funded in the current fiscal year Public Works Water and Sewer Utility Account with the remaining balance to be paid from the Water and Sewer Utilities Fund Reserves for Contingency; and

Whereas, the City finds that approval of the Water Treatment System SCADA Modernization Project is necessary and appropriate to support reliable utility operations and continued public service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, that:

1. The Water Treatment System SCADA Modernization Project, including associated hardware, software, communications, integration, and related utility system improvements in the amount of \$378,890 is approved.
2. The City Manager is hereby authorized to execute all necessary agreements, purchase orders, work authorizations, and related documents necessary to implement the approved project, subject to applicable purchasing policies and budgetary appropriations.
3. Payment of \$200,000 for this project will be funded through the current Fiscal Year 2026 budget of the Public Works Water and Sewer Utility Account 410-1921 533.63-31 with the balance of \$178,890 paid from Water and Sewer Utilities Fund Reserves for Contingency is approved.

4. This Resolution shall become effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 2nd day of June 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk



Data Flow Systems is now part of SmartCover (A Badger Meter Brand)

January 1, 2026

This letter confirms that Badger Meter, Inc. (BMI) - the corporate entity that owns and operates the SmartCover brand—is the sole creator, manufacturer, and marketer of a group of systems and products, including the TAC II SCADA System, as well as Remote Terminal Units (RTUs), Telemetry Control Units (TCUs), Hyper SCADA Server (HSS), HyperTAC SCADA Software, and the *Symphony Pump & Flow Management*® technology. SmartCover is also the sole source provider for all associated support, repairs, service, and training for each of these solutions.

The SmartCover family of products has nine (9) issued patents globally including patents governing wastewater collection flow management and techniques, fluid flow management system and associated methods, fluid flow management through a wastewater level manipulation system and associated methods, liquid level determination system and association methods, liquid level determination system, valve malfunctioning detection system for a vacuum sewer and associated methods, modbus simulation system and associated transfer methods, and liquid-resistant control systems enclosure.

Further, the SmartCover family of products are designed and manufactured by SmartCover to provide users with unique qualities and functions for remote monitoring and control for water, wastewater, and stormwater utilities.

Users acquire trend data via the patented and proprietary *HT4*® software tool which issues “Alarms” and “Alerts” that monitor specific operational parameters. All notifications provide information and resources enabling effective, informed decision-making for corrective or preemptive action. The patented *HT4 Mobile*® app is designed to have access to the software from the plant, field or office.

The patented *Symphony Pump & Flow Management*® technology coordinates the system-wide operation of sewer lift stations for the purpose of reducing force main pressures and equalizing flow into a wastewater treatment plant, which enables the ability to significantly reduce energy costs and provide a solution to daily peak-flow issues

Among its portfolio, SmartCover products are protected by the following US Patents: 8,594,851; 8,600,568; 8,983,667; 9,556,040; 8,340,929; 8,521,452; 8,228,190; 8,260,872 and 9,200,466. We hope this information will satisfy your requirements and that it clearly demonstrates the special, patented, unique and proprietary features of our systems.

Sincerely,

Kim Stoll
General Manager, SmartCover
Badger Meter, Inc.



TEMPLE TERRACE

WTP and System Budgetary Proposal

Provided by:



April 2026

DFS-260429-01-Budget-JH(ES)



April 29, 2026

Damien Greaves

Deputy Director Utilities – Operations
Public Works Department / Utilities Division
11256 N. 56th St.
Temple Terrace, Florida
33617

Damian,

Data Flow Systems (Data Flow) is pleased to present this Budgetary proposal to the City of Temple Terrace, outlining the possible costs associated with acquiring a Supervisory Control and Data Acquisition (SCADA) system for the selected WTP listed herein.

This estimate provides the City of Temple Terrace with an understanding of the possible costs to update SCADA at Whiteway (including Filter Panel) and Sunningdale WTPs to improve operations, enhance emergency response times, and ensure long-term reliability.

Key strengths for Temple Terrace include:

- The Utility has existing DFS SCADA Servers, backbone, and infrastructure to build on (hardware and software). (Project Objective 1. is met.)
- The Utility is already familiar with the ease of configuration, operation, and maintenance by the end user; additional Factory Training is available.
- A single source for robust customer service, composed of full-time company employees.
- Dedicated VHF frequency licensed by the FCC guarantees constant, secure, and reliable coverage with proven resilience during extreme weather events, including thunderstorms and hurricanes.
- 3-year factory warranty on all Data Flow labeled components, including coverage for lightning damage, with an available emergency loaner program.
- More than 13,000 RTUs installed and operated in nineteen states.

We look forward to continuing the conversation based on the information provided in this budgetary proposal.

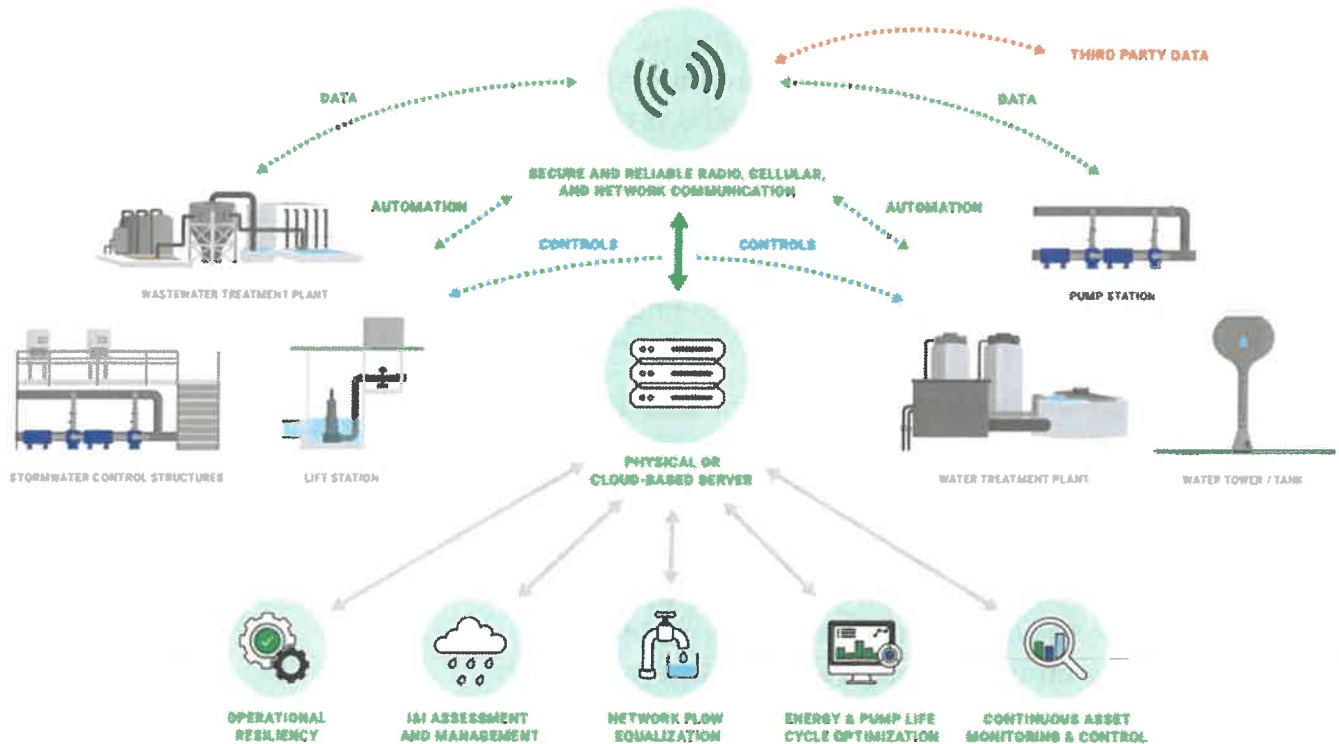
Sincerely,

Jeff Hall
Regional Sales Manager
Data Flow Systems
c: (321)550-1581
e: jhall@dataflowsys.com

QUALIFICATIONS

As the Utility is already aware, Data Flow is recognized as an industry leader in providing remote monitoring and control for water, wastewater, and stormwater utilities. From design to implementation, Data Flow delivers reliable and cost-effective distributed control systems for utilities of any size.

Our end-to-end approach to managing remote infrastructure is shown below:



The Complete SCADA System

Manufactured completely in the U.S.A., the Data Flow SCADA System includes hardware, software, integration support, and 24/7 customer service. Noted elements are listed below.

HyperTAC HMI Software & Hyper SCADA Server

- Browser-based graphical user interface with statuses, historical data, reports, and trending

200 Series Remote Terminal Unit

- Modular 'building block' architecture using a passive backplane that provides power, communications, I/O, and automation support.



Multiple Communication Methods

- Secure and reliable:
- Radio – FCC licensed, with available AES-128/256 CCM Over-The-Air (OTA) link encryption. Additional radio hardware and software security locally at the RTU prevent unauthorized access to the radio network. Role enforcement mode can be enabled for additional security. In addition, the server's port connection to the radio network will not allow login or unrequested data to enter the server.
- Cellular – Uses a Verizon VPN for additional network security. In addition, Verizon 4G LTE uses 128-bit encryption and a security protocol provided by its SIM to secure the connections from the RTU modem to the tower. As a direct Cell Modem connection is provided to the SCADA Server, not found in other products, there is no data exposure to the Internet.
- Network – Using transports of TCP/IP or UDP layers.
- Over the various media mentioned above, we use DFS Legacy, DFP, Modbus, and Net DFP protocols.

Notable Data Flow Differentiators

- Designed, manufactured, tested, and serviced in-house at the Data Flow office in Melbourne, FL, since 1981.
- Designed to be installed, configured, operated, and maintained by the end user, with training and assistance directly from Data Flow.
- 24/7/365 technical support and service from dedicated Data Flow full-time employees with remote access and troubleshooting capability.
- 3-year return to factory warranty on all field components, including lightning damage, and an emergency loaner program is available.

- Able to integrate Network, Radio, and Cellular communication, or even redundancy with two methods of communications per RTU as a backup.
- More than 13,000 RTUs are installed and operating in nineteen states.
- Forward and backward-compatible solutions that extend the product lifespan, ensuring that customers can fully benefit from our latest innovations and improvements.
- Mobile access, if connected via a customer-provided secure connection to the Internet, to deliver a quick and easy diagnosis of the SCADA system's status.

PROJECT EXPECTATIONS:

Summary of Estimate

These cost estimates are based on the following information:

Whiteway WTP (WTP I/O distributed across two (2) RTUs, Pumps and Chem, plus the Filter Panel I/O).

RTU1 – Primary Pumps

RTU2 - Chem Pumps

RTU3 - Filter Panel, use existing enclosure

I/O for RTU 1 AND 2 Primary and Chem

- **Digital Instruments 14**
 - 4 level floats .2 MG tank
 - 4 level floats .5 MG tank
 - 3 Transfer Pump High-Pressure switches
 - Low HSP Pressure
 - Chlorine gas manifold, high pressure
 - Chlorine gas pressure low pressure
- **Digital Devices 6**
 - 3 Transfer Pumps
 - 1 Valve
 - Well Pump 4
 - Well Pump 5
- **Analog Instruments 7**
 - 1MG Tank Level
 - Chlorine Contact Basin Level
 - HSP FIT 2-2
 - HSP PIT 2-2
 - CL2 residual
 - Fluoride level
 - pH
- **Analog Devices 6**
 - Fluoride Pump 1
 - Fluoride Pump 2

- Chlorinator 1
- Chlorinator 2
- Caustic Pump 1
- Caustic Pump 2
- **HSP Devices**
 - HSP 1 VFD (Speed Feedback, Status, HOA, High Pressure, Speed Command)
 - HSP 2 VFD (Speed Feedback, Status, HOA, High Pressure, Speed Command)
 - HSP 3 VFD (Speed Feedback, Status, HOA, Speed Command)
 - HSP 4 VFD (Speed Feedback, Status, HOA, Speed Command)
 - HSP 5 VFD (Speed Feedback, Status, HOA, Speed Command)
 - HSP 6 VFD (Speed Feedback, Status, HOA, Speed Command)
- Generator and ATS. Approximately 60-foot conduit runs to RTU enclosure from equipment:

I/O for RTU 3 Filter Panel – (Existing panel)

- **Digital Instruments**
 - Cell High Floats
 - BW Pump
 - Local/Remote
 - (15) controls buttons
 - 4 pos select switch
 - (5) 3 Pos selector switches
- **Digital Devices**
 - SW Pump
 - BW Pump
 - VP Pumps 1&2
 - (12) Valve Solenoids
- **Analog Instruments 7**
 - (4) Turbidity AIT
 - Slaker Level

Sunningdale WTP (WTP I/O distributed across two (3) RTUs, Pumps and Wells)

RTU1 – Primary, existing enclosure

- **Digital Instruments 12**
 - 4 level floats
 - 3 Transfer Pump High-Pressure switches
 - Low HSP Pressure
 - Chlorine gas manifold high-pressure
 - Chlorine gas pressure low pressure
 - Scrubber (start/status, trouble)
 - CL2 Leak

- **Digital Devices 4**
 - 3 Transfer Pumps
- **Analog Instruments 4**
 - Chlorine Contact Basin Level
 - HSP FIT 2-2
 - HSP PIT 2-2
 - CL2 residual
- **Analog Devices 6**
 - Chlorinator 1
 - Chlorinator 2
 - HSP 1 VFD (Speed Feedback, Status, HOA, High Pressure, Speed Command)
 - HSP 2 VFD (Speed Feedback, Status, HOA, High Pressure, Speed Command)
 - HSP 3 VFD (Speed Feedback, Status, HOA, Speed Command)
 - HSP 4 VFD (Speed Feedback, Status, HOA, Speed Command)

RTU2 – Well Panel

- **Digital Instruments 12**
 - 2 Well Pumps
 - 2 Chem Pumps
- **Analog Instruments 4**
 - CL2, CL2 Residual, FIT, PIT

RTU 3 – Replacement Panel, (DFS Inspect for need)

- **Digital Instruments 12**
 - 4 level floats
 - 3 Transfer Pump High Pressure switches
 - Low HSP Pressure
 - Chlorine gas manifold high pressure
 - Chlorine gas pressure low pressure
 - Scrubber (start/status, trouble)
 - CL2 Leak
- **Digital Devices 4**
 - 3 Transfer Pumps
- **Analog Instruments 4**
 - Chlorine Contact Basin Level
 - HSP FIT 2-2
 - HSP PIT 2-2
 - CL2 residual
- **Analog Devices 6**
 - Chlorinator 1
 - Chlorinator 2
 - HSP 1 VFD (Speed Feedback, Status, HOA, High Pressure, Speed Command)
 - HSP 2 VFD (Speed Feedback, Status, HOA, High Pressure, Speed Command)
 - HSP 3 VFD (Speed Feedback, Status, HOA, Speed Command)
 - HSP 4 VFD (Speed Feedback, Status, HOA, Speed Command)



Well Field Sites (WTP I/O distributed across two (3) RTUs, Pumps and Wells)

Richlyne Well Field (Field Integration box rewiring)

- **Digital Devices**
 - 4 Well Pumps
- **Analog Instruments 4**
 - 4 Well Flow Meter

Well 6

- **Digital Devices** (Field Integration box rewiring)
 - 1 Well Pumps
- **Analog Instruments 1**
 - 1 Well Flow Meter

Well 11

- **Digital Devices** (Field Integration box rewiring)
 - 1 Wells Pumps
- **Analog Instruments 1**
 - 1 Well Flow Meter

This site is not considered in this estimate, and on inspection, we believe it is fully serviceable. This estimate can be reviewed and updated at a later date if required.

Telecom Pump Station

Summary of Work to be Performed by Data Flow

Data Flow will manufacture the RTUs and provide automation programming. DFS will provide field services for the wiring inside the DFS panels, startup, and commissioning to support the provided SCADA system.

Data Flow will delivery/ship enclosures and antenna hardware to the customer's site. Data Flow will provide on-site wiring and start-up services at each RTU. Data Flow will develop all RTU configurations w/HMI screens at the central site and provide operator training.

Summary of Proposed Items & Pricing

| QTY | DESCRIPTION | |
|-----|---------------------------------|-------------|
| 1 | Whiteway RTU 1 Primary | \$61,825.00 |
| 1 | Whiteway RTU 1 Chem | \$36,597.00 |
| 1 | Whiteway RTU 1 Filter | \$70,310.00 |
| 1 | Sunningdale RTU 1 Primary | \$54,560.00 |
| 1 | Sunningdale RTU 2 Well | \$34,270.00 |
| 1 | Sunningdale RTU (3 Current DFS) | \$48,188.00 |



| | | |
|---|---------------------|-------------|
| 1 | Richlyne Well Field | \$24,100.00 |
| 1 | Well 6 | \$20,625.00 |
| 1 | Well 11 | \$20,625.00 |
| 1 | Spares | \$7,790.00 |

TYPICAL LEAD TIME

Submittal: 90 days after acceptance of the order and any required documentation.
 Equipment: 150 days after receipt of approved submittal.

Estimate and Typical TERMS:

This Estimate totals \$378,890.00. Pricing is based on Data Flow’s general terms & conditions governing quotations and performance. This offer will be honored for 90 days. Data Flow will provide a schedule of values and submit an invoice for each activity according to the following payment schedule.

- 25% Mobilization (upon submittal approval)
- 55% Delivery of Product
- 15% Start-Up
- 5% Completion of Punch List items

END OF DOCUMENT

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Marisa Robinson, Community Development Deputy Director
Item Type: Ordinance
Subject: Second Public Hearing and Second Reading of Ordinance 1596 Amending the Capital Improvements Section Objectives and Policy (CPA-25-01)
Presenter: Katrina Corcoran - Planning Commission

Recommendation:

Staff recommends adoption of the ordinance on second reading.

Discussion:

The Hillsborough County City-County Planning Commission initiated a text amendment to the City of Temple Terrace Comprehensive Plan Capital Improvement Section Objectives and Policies to amend the practices and policies of the CIS. Due to a procedural error on the part of the Planning Commission related to the transmittal of TT/CPA-25-01 to the Department of Commerce for State Review, the State has required that this matter be returned to the Temple Terrace City Council for rehearing and re-adoption. As Council will notice, the second reading and second hearing of this matter is planned for June due to a requirement that there be, at least, 30 days between hearings.

Resolution/Ordinance Information:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE “IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN” CAPITAL IMPROVEMENTS SECTION OBJECTIVES AND POLICY; PROVIDING SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Ordinance

Cost:**Attachments:**

1. Ordinance 1596 - CPA 25-01
2. TT-CPA 25-01 Resubmittal

ORDINANCE 1596

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE “IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN” CAPITAL IMPROVEMENTS SECTION OBJECTIVES AND POLICY; PROVIDING SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Temple Terrace, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by Temple Terrace City Council on January 19, 2016; and

Whereas, the Hillsborough County City-County Planning Commission and Temple Terrace City Council adopted the Procedures Manual for Amendments to the City of Temple Terrace Comprehensive Plan on February 6, 2020; and

Whereas, the Hillsborough County City-County Planning Commission initiated a text amendment to the City of Temple Terrace Comprehensive Plan; and

Whereas, the Hillsborough County City-County Planning Commission reviewed the proposed text amendment, considered the adopted Goals, Objectives, and Policies of the City of Temple Terrace Comprehensive Plan; and

Whereas, the intent of this amendment is to streamline the policies by removing unnecessary provisions while maintaining compliance with State law; and

Whereas, Planning Commission staff determined that TT/CPA-25-01 is consistent with the Goals, Objectives, and Policies of the City of Temple Terrace Comprehensive Plan; and

Whereas, Hillsborough County City-County Planning Commission Board found the amendments consistent with City of Temple Terrace Comprehensive Plan and approved the resolution on December 8, 2025; and

Whereas, pursuant to Florida Statute Section 163.3184 and the Comprehensive Plan Amendment Procedures Manual, the City Council of the City of Temple Terrace held public hearings on April 21, 2026, and June 2, 2026, during which the public was able to submit comments on the proposed text amendment set forth in CPA-25-01 (TTCPA-25-01).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA THAT:

Section 1. The Capital Improvements Section Objectives and Policies of the Imagine 2040 Temple Terrace Comprehensive Plan is hereby modified and updated as follows:

**City of Temple Terrace Comprehensive Plan
Text Amendment for CAP Policies 1.1.1 and 1.1.3**

CAP Policy 1.1.1: Annually review and update the City's 5-year Capital Improvements Program, ~~the City's 15-year Multimodal Transportation Program,~~ and the City's Capital Improvements Section, including ~~the annual LOS report, concurrency management report,~~ School District Work Plan, and the City's revenue and debt projections.

CAP Policy 1.1.3: Incorporate into the annual Capital Improvements Section all capital improvement projects from the City's 5-year Capital Improvements Program, ~~from years one through five of the City's 15-year Multimodal Transportation Program,~~ and from the School District's 5-year Work Plan that satisfy LOS standards expressed in public facilities sections or as adopted by this Comprehensive Plan.

CAP Policy 1.1.10: The City may continue to maintain a 15-year Multimodal Transportation Program to support long-range planning and coordination with regional partners.

Section 2. If any part of this Ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts hereof shall continue to be in full force and effect.

Section 3 . All Ordinances or parts of Ordinances not specifically in conflict herewith are hereby continued in full force and effect, but all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This Ordinance shall become effective thirty-one (31) days after adoption if no challenge is filed. If this Ordinance is challenged within (30) days after adoption, small scale development amendments do not become effective until the State Land Planning Agency or the Administrative Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with the law. No development order, development permits, or land uses dependent on the Comprehensive Plan amendments set forth in this Ordinance may be issued or commenced before it has become effective.

Section 5. The provisions of this Ordinance may be renumbered or re-lettered to accomplish such intention. The City Clerk is given authority to correct scribes' errors, such as incorrect Code cross references, grammatical, typographical, misspellings, and similar errors when codifying this Ordinance.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 2nd day of June 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved As To Form & Content:

X

Ernest Mueller
City Attorney



**Hillsborough County
City-County
Planning Commission**

Memorandum

Date: April 21, 2026
To: Temple Terrace Mayor and City Council Members
From: Katrina Corcoran, AICP, Planning Commission
Re: TT/CPA 25-01 – Resubmittal

Due to a procedural error related to the transmittal of TT/CPA 25-01 to the Department of Commerce for State Review, this case has been returned back to the Temple Terrace City Council to ensure that the review standards are met.

The City Council initially approved adoption of TT/CPA 25-01, relating to revisions to the text of CAP Policies 1.1.1 and 1.1.3 on January 20, 2026, and on February 3, 2026. No changes have been made to the amendment since that time.

To ensure that TT/CPA 25-01 meets the review requirements for Large Scale Plan Amendments, the Planning Commission is resubmitting this item to the Temple Terrace City Council. The Transmittal Public Hearing is scheduled for April 21st, 2026; and the Adoption Public Hearing is on June 2nd, 2026.

Please feel free to contact me by phone at 813.582.7323 or email at Corcorank@plancom.org with any questions you may have.

Thank you for your attention to this matter.



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 - 272 - 5940
601 E Kennedy Blvd
18th Floor
Tampa, FL, 33602p



City of Temple Terrace: TT/CPA 25-01 Capital Improvements Section Policies 1.1.1, 1.1.3, and 1.1.10

| | |
|------------------|---|
| Meeting Date | December 8, 2025 |
| Meeting Type | Public Hearing |
| Staff Planner | Erica Larson, larsone@plancom.org , 813-212-0526 |
| Application Type | Publicly Initiated Text Amendment |
| Action Necessary | Yes |
| Attachments | Resolution, Agency Comments, and Application |

Staff Report and Recommendation

Planning Commission staff finds the proposed request **consistent** with the **Temple Terrace Comprehensive Plan**.

1. Text Amendment Summary

This is a publicly initiated text amendment proposing to amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the *Temple Terrace Comprehensive Plan* to remove references to the 15-year Multimodal Transportation Program, annual LOS report, and concurrency management report. These requirements are no longer mandated by statute. Local governments are not required to maintain a 15-year Multimodal Transportation District schedule, and this is no longer needed to ensure consistency with the Capital Improvements Section (CIS). However, the proposed language makes clear that the City may continue to maintain a 15-year Multimodal Transportation Program.

As currently written, the policies require the City to annually review, update, and incorporate projects from the 15-year Multimodal Transportation Program into the CIS. The proposed amendment would eliminate this requirement while retaining all statutory components of the CIS, including the Five-Year Capital Improvements Program (CIP), the School District Five-Year Work Plan, and related financial information.

The intent of this amendment is to streamline the policies by removing unnecessary provisions while maintaining compliance with state law and allowing the City to continue to maintain a 15-year long-range Multimodal Transportation Program.

2. Proposed Language

**City of Temple Terrace Comprehensive Plan
Text Amendment for CAP Policies 1.1.1 and 1.1.3**

CAP Policy 1.1.1: Annually review and update the City’s 5-year Capital Improvements Program, ~~the City’s 15-year Multimodal Transportation Program,~~ and the City’s Capital Improvements Section,

including the annual LOS report, concurrency management report, School District Work Plan, and the City's revenue and debt projections.

CAP Policy 1.1.3: Incorporate into the annual Capital Improvements Section all capital improvement projects from the City's 5-year Capital Improvements Program, ~~from years one through five of the City's 15-year Multimodal Transportation Program,~~ and from the School District's 5-year Work Plan that satisfy LOS standards expressed in public facilities sections or as adopted by this Comprehensive Plan.

CAP Policy 1.1.10: The City may continue to maintain a 15-year Multimodal Transportation Program to support long-range planning and coordination with regional partners.

3. Applicable Comprehensive Plan Policies and Criteria

As these two CIS Policies are being updated, the Goals, Objectives, and Policies within the Section are applicable and relevant. Of particular relevance to consistency are the following current Policies:

Capital Improvements Section

CAP Objective 1.1: To establish and employ an annual process of updating the Capital Improvements Section in order to guide construction of public facilities that eliminate existing deficiencies, repair or replace obsolete or worn-out facilities and accommodate future growth while maintaining adopted Levels of Service standards.

CAP Policy 1.1.6: Develop a 5-year Capital Improvements Program (CIP) as part of the City's annual budget adoption process.

CAP Objective 1.5: To verify priorities of the comprehensive plan by clearly demonstrating the ability to provide, or require provision, of all projects identified in the Schedule of Capital Improvement Projects.

CAP Policy 1.5.13: The Hillsborough County Metropolitan Planning Organization's (MPO) Transportation Improvement Program (TIP), Hillsborough Area Regional Transit's (HART's) Transit Development Plan (TDP) and Hillsborough County Public Schools Facilities Work Program are incorporated by reference into the Capital Improvements Section of the Comprehensive Plan.

4. Staff Analysis

Planning Commission staff initiated this amendment as part of ongoing efforts to maintain consistency between the *Temple Terrace Comprehensive Plan* and current state growth management requirements. The amendment proposes revisions to CAP Policies 1.1.1 and 1.1.3 to remove references to the 15-year Multimodal Transportation Program, the annual LOS report, and the Concurrency Management Report.

These provisions were originally included to satisfy prior statutory requirements under Florida's growth management framework. However, state law no longer requires local governments to maintain a 15-year Multimodal Transportation District schedule, annual LOS report, or a

concurrency management reporting process. The proposed update aligns the City's Capital Improvements Section with current state law and modernizes the structure of the Capital Improvements Section.

As currently written, the Comprehensive Plan directs the City to annually review, update, and incorporate projects from the 15-year Multimodal Transportation Program into the CIS. The amendment removes that outdated requirement while retaining all necessary statutory components, including:

- The Five-Year Capital Improvements Program (CIP);
- The School District Five-Year Work Plan; and
- Associated financial and implementation information that ensures fiscal feasibility and Level of Service consistency.

The proposed changes are procedural in nature and do not alter the City's ability to conduct long-range transportation planning or maintain a longer-term multimodal program if desired. The City may continue to identify and coordinate long-range multimodal projects with regional partners, the TPO, and state agencies to support comprehensive transportation planning and funding opportunities (*CAP Objective 1.5 and CAP Policy 1.5.13*).

By removing outdated references and simplifying policy language, this amendment improves internal consistency within the CIS and better reflects the City's current practices. The changes maintain the required linkage between the Comprehensive Plan and the City's budgeting and capital improvement processes (*CAP Objective 1.1 and CAP Policy 1.1.6*), while eliminating unnecessary administrative requirements.

This amendment supports the agency's ongoing goal of maintaining accurate, statutory, and streamlined plan language across all jurisdictions. It ensures the *Temple Terrace Comprehensive Plan* remains consistent with state law, current practice, and regional coordination processes, while preserving the City's flexibility to pursue long-range multimodal planning at its discretion.

5. Recommendation

Find TT/CPA 25-01, a text amendment relating to Capital Improvements Section Policies 1.1.1, 1.1.3, and 1.1.10 **consistent** with the ***Temple Terrace Comprehensive Plan*** and forward this recommendation to Temple Terrace City Council.

Attachment A: Resolution



**Hillsborough County
City-County
Planning Commission**

Resolution: TT/CPA 25-01 Capital Improvements Section Policies 1.1.1, 1.1.3, and 1.1.10

December 8, 2025

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Temple Terrace, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by Temple Terrace City Council on January 19, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission and Temple Terrace City Council adopted the Procedures Manual for Amendments to the City of Temple Terrace Comprehensive Plan on February 6, 2020; as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission initiated a text amendment to the *City of Temple Terrace Comprehensive Plan*; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the proposed text amendment, considered the adopted Goals, Objectives, and Policies of the *City of Temple Terrace Comprehensive Plan* as follows:

Capital Improvements Section

CAP Objective 1.1: To establish and employ an annual process of updating the Capital Improvements Section in order to guide construction of public facilities that eliminate existing deficiencies, repair or replace obsolete or worn-out facilities and accommodate future growth while maintaining adopted Levels of Service standards.

CAP Policy 1.1.6: Develop a 5-year Capital Improvements Program (CIP) as part of the City's annual budget adoption process.

CAP Objective 1.5: To verify priorities of the comprehensive plan by clearly demonstrating the ability to provide, or require provision, of all projects identified in the Schedule of Capital Improvement Projects.

CAP Policy 1.5.13: The Hillsborough County Metropolitan Planning Organization's (MPO) Transportation Improvement Program (TIP), Hillsborough Area Regional Transit's (HART's) Transit Development Plan (TDP) and Hillsborough County Public Schools Facilities Work Program are incorporated by reference into the Capital Improvements Section of the Comprehensive Plan.

WHEREAS, Planning Commission staff determined that TT/CPA 25-01 is consistent with the Goals, Objectives, and Policies of the *City of Temple Terrace Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Temple Terrace Comprehensive Plan Amendment 25-01

CONSISTENT with the *City of Temple Terrace Comprehensive Plan* and forwards it to the Temple Terrace City Council for approval.

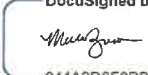
The above resolution for TT/CPA 25-01 was adopted by the Planning Commission on December 8, 2025.

By motion of Commissioner Linkous, Ph.D., AICP
Seconded by Commissioner Louk

| | |
|---|---------------|
| Commissioner Bowden | Aye |
| Commissioner Cardenas | Absent |
| Commissioner Cona | Aye |
| Commissioner Jemison | Aye |
| Commissioner Joseph, Ph.D., Chair | Aye |
| Commissioner Kugler | Aye |
| Commissioner Linkous, Ph.D., AICP | Aye |
| Commissioner Louk, Vice Chair | Aye |
| Commissioner Sieben, Member-at-Large | Aye |
| Commissioner Sienk | Aye |

DocuSigned by:

63DCAB39B571461
Commissioner Joseph, Ph.D., **Chair**

DocuSigned by:

944A2D6F0DB0486...
Melissa Zornitta, FAICP
Executive Director

Attachment B: Agency Comments

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

Introduction

This is a publicly initiated text amendment proposing to amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program. On September 30, 2025, the Hillsborough County City-County Planning Commission transmitted the City of Temple Terrace Comprehensive Plan Text Amendment, TT/CPA 25-01 to Hillsborough County, for Hillsborough County staff to review and comment. This review of the text amendment is categorized into the following sections:

1. Infrastructure and Public Facilities
2. Zoning and Regulatory Compliance
3. Conservation & Environmental Lands
4. Affordable Housing
5. Economic Development
6. Hazard Mitigation
7. Office of Emergency Management
8. Agribusiness Development

The following are comments based on the information transmitted by the Planning Commission.

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

Section 1 – Infrastructure and Public Facilities Review

Fire Rescue Department

No objections, comments, or concerns.

Parks & Recreation Department

No objections, comments, or concerns.

Public Utilities Administration

Potable Water

No comments for this CPA.

Wastewater

No Comments for this CPA.

Community and Infrastructure Planning Department

Community and Infrastructure Planning (C&IP) is in support of this text plan amendment. Staff agree with the amendment's intent to streamline the policies by removing unnecessary provisions while maintaining compliance with state law. Staff have no further comments.

Section 2.0 – Zoning and Regulatory Compliance Review

Zoning staff has no comments.

Section 3.0 – Conservation & Environmental Lands Review

No objections, comments, or concerns.

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

Section 4.0 – Affordable Housing Review

This CPA amendment proposes initiating a text amendment to the capital improvements section of Temple Terrace’s comprehensive plan that would remove references to the 15-year multimodal transportation program. Policies 1.1.1 and 1.1.3 in Temple Terrace’s comprehensive plan require the City to annually review, update and incorporate projects from the 15-year multimodal transportation program into the capital improvements section (CIS). These requirements are no longer mandated by statute, as the Community Planning Act of 2011 eliminated the state requirement for local governments to maintain a 15-year multimodal transportation district schedule, and are no longer needed to ensure consistency with the CIS. This amendment would eliminate this requirement while retaining all statutory components of the CIS, including the five – year capital improvements program (CIP), the school district five – year work plan, the annual LOS report, concurrency management report, and related financial information. The intent of this amendment is to streamline the policies by removing unnecessary provision while maintaining compliance with state law.

Hillsborough County Affordable Housing Services (AHS) is in favor of policies that support affordable housing development and encourages policies that streamline and strengthen services that support Temple Terrace residents that live within the 120% or below area median income (AMI) for that area. Policies that initiated improvements to the transportation system are a critical component of any housing strategy, as it provides accessibility to the workforce and the lifestyle necessities that are needed to support the community. AHS approves of this amendment.

Section 5.0 – Economic Development Review

No objections, comments, or concerns.

Section 6.0 – Hazard Mitigation Review

No objections, comments, or concerns.

City of Temple Terrace CPA 25-01 –

Update the Capital Improvements Section Policies 1.1.1 and 1.1.3

CPA CYCLE: September 2025

Request: Amend Capital Improvements Section Policies 1.1.1 and 1.1.3 of the Temple Terrace Comprehensive Plan to remove references to the 15-year Multimodal Transportation Program.

Section 7.0 – Office of Emergency Management

The Hillsborough County Office of Emergency Management has reviewed the proposed Community Plan Amendment and offers the following comments:

| | |
|---|---|
| <p>Information: <i>Temple Terrace Comprehensive Plan</i> to remove references to the 15-year Multimodal Transportation Program</p> | <p>Risk Considerations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> FEMA High Risk Flood Zone <input type="checkbox"/> Wellhead Protection Zone <input type="checkbox"/> Wetlands <input type="checkbox"/> Evacuation Zone <input type="checkbox"/> Other |
|---|---|

Summary:

Based on our review, the proposed amendment **does align** with the goals and objectives outlined in the Hillsborough County Local Mitigation Strategy (LMS), specifically:

- **Section 2: Improved Built Environment** (LMS, p. 42)

For reference, the Hillsborough County Local Mitigation Strategy is available at: [Local Mitigation Strategy Documents | Hillsborough County, FL](#).

Section 8.0- Agribusiness Development

This agency has no comments.



School Impact Review – No Comment or Objection

Date Issued: 10/20/2025

Jurisdiction: City of Tampa

Case Number: TT CPA 25-01

Capital Improvements Section
Policies 1.1.1 and 1.1.3

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

The District has no comment.

NOTE:

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684

Attachment C: Application

Comprehensive Plan Amendment Application

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Hillsborough County City-County Planning Commission ("Planning Commission") Procedures Manual and Chapter 163, Florida Statutes.

A pre-application meeting must take place no later than 7 (seven) days prior to the filing deadline for the Plan Amendment.

Pre-Application Meeting:
2025-09-09

Property Owner Information

Planning Commission
601 E Kennedy Blvd. Tampa FL

larsone@plancom.org
813-212-0526

Agent/Representative Information

Jurisdiction in which the proposed Comprehensive Plan Amendment is located:

City of Temple Terrace

Type of request:

Text Amendment

Text Amendment

Text Amendment (Goals, Objectives, and Policies of the Comprehensive Plan)
Goal/Objective/Policy No. _____

Description of Property (for map amendments only):

CAP 1.1.1 & CAP 1.1.3
Text

All included Folio's:
CAP 1.1.1 & CAP 1.1.3
NA

Adopted FLUE:

["N/A - Text Amendment"]

Requested FLU:

["N/A - Text Amendment"]

Total acres:

Map Amendments Only:

Is the subject site, or a portion of the subject site, located within the Coastal High Hazard Area (CHHA)?

Unincorporated Hillsborough County Plan Amendment's Only:

Is the subject site located within the Urban Service Area (USA)?

Map Amendments Only:

Development trend in the surrounding area (within one mile of the subject site in Tampa, Temple Terrace and Plant City; within five miles of the subject site in unincorporated Hillsborough County):

Map Amendments Only:

Is there a pending application on the property, or do you anticipate applying for other applications? (Example: Rezoning, Land Development Code Amendment, etc):

No

Justification for the proposed Map or Text Amendment (i.e, infrastructure, supporting policies, transit availability, etc):

Memorandum of Understanding
Between
Hillsborough County City-County Planning Commission
and

Planning Commission

1. Purpose. The purpose of this Memorandum of Understanding (MOU) is to establish the terms and conditions governing submittal and administration of the Plan Amendment.

2. Responsibilities of the Applicant.

a. The applicant and/or their authorized representative ("Applicant") shall be responsible for submitting all required documentation for the Plan Amendment and compliance with the procedures and requirements set forth in the Plan Amendment Procedures Manual.

b. The Applicant is responsible for payment of legal advertising fees per the deadlines outlined in the Procedures Manual. If payment is not timely received, the Plan Amendment will not be included in the public hearing agenda, and additional advertising fees will become due for rescheduling the public hearing.

c. If the Applicant is proposing a plan amendment category that allows consideration of a residential use, the Applicant is responsible for, and will pay to the Hillsborough County School Board, a review fee for an "Adequate Facilities Analysis", upon request by the School Board. Receipt of this payment is due to Planning Commission staff no less than thirty (30) days after submission of the Plan Amendment application.

d. If the Applicant desires to make a presentation to the Planning Commission utilizing electronic media, the media must be provided to the Planning Commission at least 2 business days prior the public hearing.

e. The Applicant shall be responsible for all noticing required by the Plan Amendment Procedures Manual.

f. The Applicant understands the procedures for a "Continuation of Plan Amendment Requests" and "Withdrawal, Denial, and Resubmittal of a Plan Amendment Application" set forth in the Plan Amendment Procedures Manual.

3. City of Tampa, Plant City, and Temple Terrace ONLY: Withdrawal/Termination. After submission of the application, staff conducts a seven (7) day sufficiency review period. A full refund will only be issued if the application is withdrawn within the seven (7) day sufficiency review period.

Planning Commission

NA

=====

Additional Notes:

=====

Persons needing assistance reading or interpreting items in this document, free of charge, are encouraged to contact the ADA Coordinator at (813) 272-5940 or ADACoordinator@plancom.org. Plan Hillsborough (the Planning Commission, the Hillsborough TPO, and the Hillsborough River Board) cannot ensure accessibility for items produced by other agencies or organizations.

Se recomienda a las personas que necesiten ayuda para leer o interpretar este documento, sin costo alguno, que se pongan en contacto con Coordinador de ADA at (813) 272-5940, o ADACoordinator@plancom.org. Plan Hillsborough (la Comisión de Planificación, el TPO de Hillsborough y la Junta del Río Hillsborough) no puede asegurar la accesibilidad de los documentos publicados por otras agencias u organizaciones. Si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 marque el número 1.

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Jeannie Barlow, Senior Executive Assistant
Item Type: Discussion
Subject: Consideration of Development Proposals for 8901 N. 56th Street
Presenter: Andy Ross, Mayor

Recommendation:

Discussion:

Immediately prior to tonight's meeting, the Council will have met as the Community Redevelopment Agency to discuss the four proposals that were presented to them by developers interested in developing City property located at 8901 N. 56th Street. The CRA Board will have discussed making a recommendation to the City Council on whether or not to move forward with the selection of a developer(s) for project commencement. A draft resolution has been prepared in the event that the City Council approves the selection of a developer for 8901 N. 56th Street at tonight's meeting.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SELECTION OF A DEVELOPER FOR REAL PROPERTY OWNED BY THE CITY IN THE TEMPLE TERRACE REDEVELOPMENT AREA LOCATED SOUTH OF BULLARD PARKWAY, EAST OF NORTH 56TH STREET, INCLUDING FOLIOS 202292-0388, 202292-0390, 202292-0392, 202292-0394, 202292-0396, 202292-0398, 202292-0400, 202292-0402, 202292-0404, 202292-0406, 202292-0408, 202292-0410, AND 202292-0412; DIRECTING STAFF TO PREPARE DOCUMENTS NECESSARY FOR THE DISPOSAL OF THE PROPERTY CONSISTENT WITH SECTION 163.380 FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. Resolution - 8901 N. 56th Street Developer Selection

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SELECTION OF A DEVELOPER FOR REAL PROPERTY OWNED BY THE CITY IN THE TEMPLE TERRACE REDEVELOPMENT AREA LOCATED SOUTH OF BULLARD PARKWAY, EAST OF NORTH 56TH STREET, INCLUDING FOLIOS 202292-0388, 202292-0390, 202292-0392, 202292-0394, 202292-0396, 202292-0398, 202292-0400, 202292-0402, 202292-0404, 202292-0406, 202292-0408, 202292-0410, AND 202292-0412; DIRECTING STAFF TO PREPARE DOCUMENTS NECESSARY FOR THE DISPOSAL OF THE PROPERTY CONSISTENT WITH SECTION 163.380 FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

Whereas, the City Council of the City of Temple Terrace, pursuant to referral by the Temple Terrace Community Redevelopment Agency (CRA), wishes to proceed with the conveyance of real property legally described in Exhibit A (Subject Property), attached hereto and made part hereof; and

Whereas, pursuant to Section 163.380, Florida Statutes, the City published a notice of intent to dispose of the Subject Property on March 6, 2026, requesting proposal for development of the Subject Property; and

Whereas, at the June 2, 2026 CRA meeting, the Board reviewed four proposed projects and heard presentations made by TMA Investment Group LLC, Enigma Events LLC, Fountain Square TT LLC, and ALBI Properties LLC; and

Whereas, the City intends to sell the Subject Property at a value determined to be in the public interest for uses in accordance to and consistent with the Temple Terrace Redevelopment Plan, the City's Comprehensive Plan, and the City's Land Development Code; and

Whereas, upon consideration of the proposed projects, the City Council has selected [select only one: TMA Investment Group LLC, Enigma Events LLC, Fountain Square TT LLC, or ALBI Properties LLC] (the Developer) to develop the Subject Property as described in the Developer's proposed project.

Now, Therefore, Be it Resolved by the City Council of the City of Temple Terrace, that:

1. The selection of [select only one: TMA Investment Group LLC, Enigma Events LLC, Fountain Square TT LLC, ALBI Properties LLC] as the Developer, to purchase and develop the Subject Property as described in the Developer's proposal, attached hereto as Exhibit B, and made part hereof, is approved.
2. The City Manager and City Attorney are directed to prepare documents necessary to effectuate the conveyance of the Subject Property to the Developer, at a price and with terms agreed to by the parties, and in a manner consistent with Section 163.380 Florida Statutes.
3. This Resolution shall become effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 2nd day of June 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved as to Form and Content:

X

Ernest Mueller
City Attorney

EXHIBIT A

LEGAL DESCRIPTION: Commence at the Northwest corner of the Southeast 1/4 of said Section 22; thence S.00 degrees 10'56"W., on the center line of 56th Street (State Road No. 5-583), a distance of 50.30 feet to a point on the Westerly extension of the South right of way of Bullard Parkway (formerly known as Temple Terrace Highway); thence S.89 degrees 13'30"E, departing the center line of said 56th Street (State Road No. S-583) and on the Westerly extension of the South right of way line of said Bullard Parkway (formerly known as Temple Terrace Highway), a distance of 45.00 feet to a point on the East right of way line of said 56th Street (State Road No. S-583) and the POINT OF BEGINNING thence S.89 degrees 13'30"E., on the South right of way line of said Bullard Parkway (formerly known as Temple Terrace Highway), a distance of 589.71 feet to a point on the Northerly extension of the East right of way line of Commonwealth Avenue (Broadway per plat) (Closed), thence S.00 degrees 12'20"W., on the East right of way line of Commonwealth Avenue (Broadway per plat) (Closed) and the Northerly extension thereof, a distance of 904.19 feet; thence N.89 degrees 50'09"W., departing the East line of said Commonwealth Avenue (Broadway per plat) (Closed) and its Northerly extension thereof, a distance of 589.31 feet to a point on the East right of way line of 56th Street (State Road No. S-583); thence N.00 degrees 10'56"E., on the East right of way line of said 56th Street (State Road No. S-583), a distance of 910.48 feet to the POINT OF BEGINNING.

LESS Block 1, Lots 1 – 18.

LESS Block 2, Lots 1 – 35.

Approximately 1.75 acres (MOL)

Short Description: Downtown Temple Terrace, Block 3, Lots 1-13

Hillsborough County Property Appraiser Folios:

202292-0388, 202292-0390, 202292-0392, 202292-0394, 202292-0396, 202292-0398, 202292-0400, 202292-0402, 202292-0404, 202292-0406, 202292-0408, 202292-0410, and 202292-0412.

Address: 8901 North 56th Street (unregistered/unrecorded address)

EXHIBIT B

DEVELOPER'S PROPOSAL BEGINS ON NEXT PAGE.

Item Cover Page

City Council Item Report

Date: June 2, 2026
From: Jeannie Barlow, Senior Executive Assistant
Item Type: Discussion
Subject: Consideration of Development Proposals for 8447 N. 56th Street
Presenter: Andy Ross, Mayor

Recommendation:

Discussion:

Immediately prior to tonight's meeting, the Council will have met as the Community Redevelopment Agency to discuss the three proposals that were presented to them by developers interested in developing City property located at 8447 N. 56th Street. The CRA Board will have discussed making a recommendation to the City Council on whether or not to move forward with the selection of a developer(s) for project commencement. A draft resolution has been prepared in the event that the City Council approves the selection of a developer for 8447 N. 56th Street at tonight's meeting.

Resolution/Ordinance Information:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SELECTION OF A DEVELOPER FOR REAL PROPERTY OWNED BY THE CITY IN THE TEMPLE TERRACE REDEVELOPMENT AREA LOCATED AT 8447 NORTH 56TH STREET, FOLIO 201978-0000; DIRECTING STAFF TO PREPARE DOCUMENTS NECESSARY FOR THE DISPOSAL OF THE PROPERTY CONSISTENT WITH SECTION 163.380 FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Resolution

Cost:

Attachments:

1. Resolution - 8447 N. 56th Street Developer Selection v2

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE SELECTION OF A DEVELOPER FOR REAL PROPERTY OWNED BY THE CITY IN THE TEMPLE TERRACE REDEVELOPMENT AREA LOCATED AT 8447 NORTH 56TH STREET, FOLIO 201978-0000; DIRECTING STAFF TO PREPARE DOCUMENTS NECESSARY FOR THE DISPOSAL OF THE PROPERTY CONSISTENT WITH SECTION 163.380 FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

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Whereas, pursuant to Section 163.380, Florida Statutes, the City published a notice of intent to dispose of the Subject Property on March 6, 2026, requesting proposal for development of the Subject Property; and

Whereas, at the June 2, 2026 CRA meeting, the Board reviewed four proposed projects and heard presentations made by TMA Investment Group LLC, Enigma Events LLC, and ALBI Properties LLC; and

Whereas, the City intends to sell the Subject Property at a value determined to be in the public interest for uses in accordance to and consistent with the Temple Terrace Redevelopment Plan, the City’s Comprehensive Plan, and the City’s Land Development Code; and

Whereas, upon consideration of the proposed projects, the City Council has selected [select one: TMA Investment Group LLC, Enigma Events LLC, or ALBI Properties LLC] (the Developer) to develop the Subject Property as described in the Developer’s proposed project.

Now, Therefore, Be it Resolved by the City Council of the City of Temple Terrace, that:

1. The selection of [select one: TMA Investment Group LLC, Enigma Events LLC, ALBI Properties LLC] as the Developer, to purchase and develop the Subject Property as described in the Developer’s proposal, attached hereto as Exhibit B and made part hereof, is approved.
2. The City Manager and City Attorney are directed to prepare documents necessary to effectuate the conveyance of the Subject Property to the Developer, at a price and with terms agreed to by the parties, and in a manner consistent with Section 163.380 Florida Statutes.
3. This Resolution shall become effective immediately upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, Florida, this 2nd day of June 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved as to Form and Content:

X

Ernest Mueller
City Attorney

EXHIBIT A

LEGAL DESCRIPTION: Part of Block D-13, together with:

Part of the alleys (now closed) within said Block D-13 and part of Warren Avenue (now closed) abutting said Block D-13 on the north, all as shown on the plat of Temple Terrace Estates, as recorded in Plat Book 17, Page 22, of the Public Records of Hillsborough County, Florida, described as follows: Commence at the northwest corner of Block D-12 of said Temple Terrace Estates; thence N89°59'00"E, along the north boundary line of said Block D-12, for a distance of 15.00 feet to the east right-of-way line of State Road 583 (N. 56th Street); thence S00°06'16"E, along said east right-of-way line for a distance of 185.74 feet; thence N89°53'44"E, for a distance of 25.00 feet; thence S00°06'16"E, for a distance of 74.29 feet to the point of beginning; thence N89°58'33"E, for a distance of 355.66 feet to a point on the northerly extension of the curved easterly boundary line of said Block D-13; thence southerly, 238.10 feet, along the said easterly boundary line and the northerly extension thereof and along the arc of a curve, concave westerly, having a radius of 817.36 feet and a chord bearing and distance of S08°51'15"W, 237.26 feet, to the northerly right-of-way line of S. Riverhills Drive, as recorded in Deed Book 1064, Page 244, of the Public Records of Hillsborough County, Florida; thence S78°28'08"W, along the said northerly right-of-way line, for a distance of 210.02 feet; thence N00°05'37"W, for a distance of 150.07 feet; thence S78°28'08"W, for a distance of 140.67 feet to the said east right-of-way line of State Road 583 (N. 56th Street); thence N00°06'16"W, along said east right-of-way line, for a distance of 81.93 feet; thence N89°53'44"E, for a distance of 25.00 feet; thence N00°06'16"W, for a distance of 72.34 feet to the point of beginning. Containing 75,798 square feet, more or less.

Approximately 1.74 acres (MOL)

Hillsborough County Property Appraiser Folio: 201978-0000

Address: 8447 North 56th Street

EXHIBIT B

DEVELOPER'S PROPOSAL BEGINS ON NEXT PAGE.