City Council
September 8, 2025
Council Chambers
6:30 PM

WELCOME to our City Council meeting. All speakers must complete and submit a Speaker Card, preferably prior to the start of the meeting. A member of the public wishing to address the Council must be a Maitland resident or the owner of property or business in Maitland or their representative. The time limit for each speaker shall be three (3) minutes per agenda item. No speakers will be interrupted. Please silence all electronic devices during the meeting.
THANK YOU for participating in your City Government.

I. Call to Order

II. Moment of Silence

III. Pledge of Allegiance

IV. Presentations

1. Retirement Service Award: Rick McCarthy

V. Public Hearing

1. Resolution No. 16-2025: Adopting the Tentative Millage Rate for Fiscal Year 2026 Tax Year 2025

VI. Old Business

VII. Consent Agenda

1. City Council Meeting Minutes of August 25, 2025.
2. City Council Scheduled Meetings: November 24 and December 22, 2025.
3. Resolution No. 15-2025: Chapter 196.1978 Live Local Act Opt Out Ad Valorem Tax Exemption.
4. Florida State Revolving Fund: Loan Agreement WW480280 Amendment 3
5. 3rd Quarter FY 2025 Financial Summary
6. FY25 Legislative Representation: GrayRobinson
7. Resolution No. 17-2025 General Fund Budget Amendment

VIII. Public Period

IX. Decisions

1. First Reading: Ordinance No. 1448 Chapter 196.1978 Live Local Act Opt Out Ad Valorem Tax Exemption.
2. First Reading: Ordinance No. 1449 Non-Exclusive C&D Franchise Agreement Coastal Waste & Recycling, Inc.

X. City Manager's Report/City Attorney/Council Reports

XI. Adjournment

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Presentations
Department/Office : Public Works	AGENDA REPORT	Item #: 1.

Subject:
Retirement Service Award: Rick McCarthy

Requested Action or Motion:
Present retirement service award to Rick McCarthy

Summary Explanation & Background:
The City of Maitland wishes to recognize the dedicated service of Rick McCarthy on the occasion of his retirement. A Retirement Service Award will be presented to Mr. McCarthy in appreciation of his 27 years of service and contributions to the City.

Fiscal Impact:
N/A

Exhibits:

Commission/Board: City Council

Contact Person: Kimberley Tracy 407-539-6216

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Public Hearing
Department/Office : Administration	AGENDA REPORT	Item #: 1.

Subject:
Resolution No. 16-2025: Adopting the Tentative Millage Rate for Fiscal Year 2026 Tax Year 2025

Requested Action or Motion:
(1) Move to adopt the tentative operating millage for FY 2026 as 5.0465, which is 3.55% higher than the rolled-back rate of 4.8737;

(2) Move to adopt the tentative voted debt millage rate for FY 2026 as 0.1960 for a combined total of 5.2425 mills;

(3) Move to adopt the tentative budget for the General Fund in the amount of $42,205,000; and

(4) Set date of hearing for Final Resolution to adopt the FY 2026 budget for September 22, 2025.

Summary Explanation & Background:
On July 15, 2025, the City Council held the General Fund budget workshop. The rolled back rate and proposed operating and voted debt service millage rates for the 2025 tax year were set by Council on July 22, 2025. The proposed operating and voted debt millage and the date and time of the tentative budget public hearing were included in the proposed tax bills sent out by the Orange County Property Appraiser in August.

The proposed tax rate set at the July 22 Council meeting was 5.0465. The Fiscal Year 2026 budget draft was developed based on City Council adopting the same rate as the 2025 operating millage rate of 5.0465 or $5.0465 per thousand dollars of taxable value, which is 0.1728 mills higher than the rolled back rate. The FY 2026 tentative budget is $42,205,000. Attached is the official Resolution to adopt the millage rates and General Fund Budget.

Below are the maximum millage rate options. The tentative millage requires only a simple majority vote as proposed.

Note: The tentative millage rate cannot exceed the proposed millage rate from July 21, 2025 of 5.0465 unless the Property Appraiser mails each taxpayer a revised TRIM notice at the City's expense.

Maximum Millage Rate Options	**Millage Rate**
Majority Vote	Up to 5.4829

The motions provided are required to be passed separately and completely to comply with the Truth in Millage (TRIM) process. The TRIM notice will be placed in the newspaper and the tentative budget placed on the City's website prior to the final public hearing on September 22, 2025.

After setting the tentative millage rate, the Council may adopt that rate or any lower rate at the final public hearing.

Fiscal Impact:
General fund budget amount of $42,205,000.

Exhibits:
1. Resolution No. 16-2025 Tentative Millage Rate FY 26 TY 25 (3)

Commission/Board: City Council

Contact Person: Mark Reggentin 407-539-6220

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 1.

Subject:
City Council Meeting Minutes of August 25, 2025.

Requested Action or Motion:
Move to approve the City Council meeting minutes of August 25, 2025.

Summary Explanation & Background:

Fiscal Impact:
N/A

Exhibits:
1. Draft CC minutes 8252025

Commission/Board: City Council

Contact Person: Lori Hollingsworth 407-539-6219

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 2.

Subject:
City Council Scheduled Meetings: November 24 and December 22, 2025.

Requested Action or Motion:
Move to cancel the regular scheduled City Council meetings of Monday, November 24 and Monday, December 22, 2025.

Summary Explanation & Background:
The City Council's second scheduled meetings for November and December are on the Mondays prior to City-recognized/observed holidays. In previous years, these meetings have been canceled. The City Charter requires the Council to meet regularly at least once a month. If there is a need, the Mayor has the authority to call a special meeting.

Staff recommends the City Council cancel the second scheduled meetings for November and December 2025.

Fiscal Impact:
None at this time.

Exhibits:

Commission/Board: City Council

Contact Person: Lori Hollingsworth 407-539-6219

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : City Manager	AGENDA REPORT	Item #: 3.

Subject:
Resolution No. 15-2025: Chapter 196.1978 Live Local Act Opt Out Ad Valorem Tax Exemption.

Requested Action or Motion:
Move to adopt Resolution No. 15-2025 enacting the opt-out provision of Chapter 196.1978, as presented.

Summary Explanation & Background:
The Live Local Act was passed into law during the 2023 Legislative Session as Senate Bill 102, which became Chapter 2023-17, Laws of Florida. This bill created a new exemption from ad valorem taxation for certain multifamily properties that contain more than 70 units used to provide affordable housing to persons or families meeting extremely-low to moderate-income limits.

During the 2024 legislative session, the Legislature passed House Bill 7073, which became Chapter 2024-158, Laws of Florida, upon signature by Governor DeSantis. The bill amended section 196.1978, Florida Statutes, to allow taxing authorities (including municipalities) to opt out of the exemption, via approval of an ordinance or resolution approved by a two-thirds vote of the governing body. Taxing authorities may only opt out if the taxing authority's metropolitan statistical area (MSA) has a greater number of affordable and available units than the number of rental households in the 0-120 percent area median income (AMI), according to the most recent Shimberg Center survey. The survey in Appendix 4 on Page 32 notes that this applies to the Orlando-Kissimmee MSA.

Resolution 15-2025 contains a finding that the Orlando-Kissimmee MSA qualifies for the opt-out, and directs the Orange County Property Appraiser to not grant any exemptions between January 1, 2026, and January 1, 2028, in accordance with the requirements of the statute. By statute, this resolution requires a 2/3 majority vote, which means that there must be four yes votes in order to enact the resolution. The notice of public meeting to consider Resolution 15-2025 was advertised on August 29th 2025.

Due to varying legal interpretations of the statute, and publication requirements in Chapter 50 of the Florida Statutes, staff and the City Attorney have agreed that adoption of both a resolution and an ordinance would be best to insulate the city from any potential challenges. Additionally, to ensure that the exemption remains in effect, the local legislation should be adopted annually as long as Orange County exceeds the requirements for affordable housing in the region.

This resolution does not affect any exemptions that were lawfully granted prior to the adoption of this policy.

Fiscal Impact:
The Live Local Act, approved during the 2023 session of the Florida Legislature, established an ad valorem tax exemption for newly constructed multifamily developments that provide affordable

housing within certain income thresholds. Any exemption would reduce the City's ad valorem tax collections. However, during the 2024 session, the Legislature approved a bill that allows certain local governments to opt out of the exemption. The City of Maitland qualifies for the opt-out. By opting out, future developments will not be able to avail themselves of the tax exemption.

Two apartment complexes in the city have taken advantage of this statute, resulting in a significant negative impact on ad valorem revenues.

Exhibits:
1. Maitland Res. No. 15-2025 LLA Opt Out (HRN 08.26.2025)
2. Shimberg Center for Housing Studies 2024 Annual Report

Commission/Board: City Council

Contact Person: Mark Reggentin 407-539-6220

Reviewed by City Attorney
Cliff Shepard

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 4.

Subject:
Florida State Revolving Fund: Loan Agreement WW480280 Amendment 3

Requested Action or Motion:
Move to authorize the Mayor to execute Amendment 3 to the State Revolving Fund Loan Agreement for the Construction of Dommerich Hills Ph 2-4 Project, as approved February 13, 2023.

Summary Explanation & Background:
On February 13, 2023, Council approved the $9.2 million construction loan for the Dommerich Hills Ph 2-4 Sewer project. Amendment 3 updates certain grant requirements and extends the project completion and loan repayment timeline.

The State requires the City to approve an amendment to the executed loan agreement, which includes requirements related to Davis-Bacon and related acts, civil rights, contracts, submittal of contract documents, and insurance.

Amendment 3 extends the completion of project construction to February 15, 2026. Establishment of the Loan Debt Service Account and Monthly Loan Deposits are to begin no later than February 15, 2026. The first Semiannual Loan Payment in the amount of $273,831 is due August 15, 2026. Payments will occur semiannually thereafter on February 15 and August 15 of each year until all amounts due under the Agreement have been fully paid.

Staff recommends authorizing the Mayor to execute Amendment 3 to the State Revolving Loan Agreement WW480280.

Fiscal Impact:
N/A

Exhibits:
1. 4. WW_State_Federal Extension Amendment

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 5.

Subject:
3rd Quarter FY 2025 Financial Summary

Requested Action or Motion:
Move to receive the 3rd Quarter FY 2025 Financial Summary and Investment Schedule as presented.

Summary Explanation & Background:
See attached 3rd Quarter FY 2025 Financial Summary and Investment Schedule.

Fiscal Impact:
N/A

Exhibits:
1. Q3 2025 Financial Summary

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Administration	AGENDA REPORT	Item #: 6.

Subject:
FY25 Legislative Representation: GrayRobinson

Requested Action or Motion:
Move to approve FY25 legislative representation expenditures with GrayRobinson.

Summary Explanation & Background:
The City has engaged the services of a professional firm to provide legislative advocacy and representation at the state level since 2021. Services were originally provided by Peebles, Smith and Matthes, Inc. and later transitioned to GrayRobinson. Representatives from GrayRobinson keep the city apprised of anticipated and proposed legislation with the potential to impact the city, advocate for city priorities and project funding, and provide guidance on compliance with new laws.

Due to the assistance of Ryan Matthews and Angela Drzewiecki, the city has received nearly $600,000 in direct legislative aid for city projects this year.

Until the last quarter of FY25, the annual costs for these services remained within the City Manager's expenditure threshold. For FY25, total expenditures amounted to approximately $54,000 plus the direct costs for lobbyist registration and incidentals.

Fiscal Impact:
01121512-533100 $54,000 plus the direct costs for lobbyist registration and incidentals

Exhibits:
1. Government Consulting Service - GrayRobinson P.A. - 08_2024 (2)

Commission/Board: City Council

Contact Person: Mark Reggentin 407-539-6220

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Administration	AGENDA REPORT	Item #: 7.

Subject:
Resolution No. 17-2025 General Fund Budget Amendment

Requested Action or Motion:
Move to approve Resolution 17-2025 increasing the FY 2025 General Fund budget by $455,178 from Emergency Fund Balance Designation

Summary Explanation & Background:
In September 2024, the City Council adopted the FY 2025 General Fund budget. The City did not appropriate funding for Hurricane Milton as an Emergency Fund Balance Designation is maintained for such purposes.

The City has been working with FEMA and the Florida Department of Emergency Management (FDEM) to secure reimbursement for Hurricane Milton from the October 6, 2024 declared emergency. FEMA has not obligated funding but is in the process of reviewing documentation provided by the City. The City spent $299,513 on debris cleanup, $25,431 on hurricane preparedness supplies, and $130,234 in personnel costs (salaries and fringe benefits).

Resolution No. 17-2025 transfers $445,178 from the Emergency Fund Balance Designation to the General Fund. The Emergency/Disaster Fund Balance Designation will be restored when funding from FEMA or FDEM approves funding.

Fiscal Impact:
Increases FY 2025 General Fund budget by $445,178 from Emergency Fund Balance.

Exhibits:
1. Resolution No. 17-2025 Budget Amendment GF
2. Resolution 17-2025 Detail

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Decisions
Department/Office : City Manager	AGENDA REPORT	Item #: 1.

Subject:
First Reading: Ordinance No. 1448 Chapter 196.1978 Live Local Act Opt Out Ad Valorem Tax Exemption.

Requested Action or Motion:
Move to approve on first reading Ordinance No. 1448 Chapter 196.1978 Live Local Opt Out Ad Valorem Tax Exemption as presented.

Summary Explanation & Background:
The Live Local Act was passed into law during the 2023 Legislative Session as Senate Bill 102, which became Chapter 2023-17, Laws of Florida. This bill created a new exemption from ad valorem taxation for certain multifamily properties that contain more than 70 units used to provide affordable housing to persons or families meeting extremely-low to moderate-income limits.

During the 2024 legislative session, the Legislature passed House Bill 7073, which became Chapter 2024-158, Laws of Florida, upon signature by Governor DeSantis. The bill amended section 196.1978, Florida Statutes, to allow taxing authorities (including municipalities) to opt out of the exemption, via approval of an ordinance or resolution approved by a two-thirds vote of the governing body. Taxing authorities may only opt out if the taxing authority's metropolitan statistical area (MSA) has a greater number of affordable and available units than the number of rental households in the 0-120 percent area median income (AMI), according to the most recent Shimberg Center survey. The survey in Appendix 4 on Page 32 notes that this applies to the Orlando-Kissimmee MSA.

Ordinance No. 1448 contains a finding that the Orlando-Kissimmee MSA qualifies for the opt-out, and directs the Orange County Property Appraiser to not grant any exemptions between January 1, 2026, and January 1, 2028, in accordance with the requirements of the statute. By statute, this Ordinance requires a 2/3 majority vote, which means that there must be four yes votes in order to enact the ordinance. The notice of public meeting to consider Ordinance No. 1448 has been scheduled for publication on Friday, September 12, 2025, pursuant to Florida Statutes § 50.011. Second reading and action shall be on September 22, 2025.

Due to varying legal interpretations of the statute, and publication requirements in Chapter 50 of the Florida Statutes, staff and the City Attorney have agreed that adoption of both a resolution and an ordinance would be best to insulate the city from any potential challenges. Additionally, to ensure that the exemption remains in effect, the local legislation should be adopted annually as long as Orange County exceeds the requirements for affordable housing in the region.

This ordinance does not affect any exemptions that were lawfully granted prior to the adoption of this policy.

Fiscal Impact:
The Live Local Act, approved during the 2023 session of the Florida Legislature, established an ad valorem tax exemption for newly constructed multifamily developments that provide affordable housing within certain income thresholds. Any exemption would reduce the City's ad valorem tax collections. However, during the 2024 session, the Legislature approved a bill that allows certain local governments to opt out of the exemption. The City of Maitland qualifies for the opt-out. By opting out, future developments will not be able to avail themselves of the tax exemption.

Two apartment complexes in the city have taken advantage of this statute, resulting in a significant negative impact on ad valorem revenues.

Exhibits:
1. Maitland Ord. No. 1448 LLA Opt Out (HRN 08.26.2025)
2. Shimberg Center for Housing Studies 2024 Annual Report

Commission/Board: City Council

Contact Person: Mark Reggentin 407-539-6220

Reviewed by City Attorney
Cliff Shepard

MEETING DATE		AGENDA
September 8, 2025	MAITLAND FLORIDA	Section: Decisions
Department/Office : Finance Department	AGENDA REPORT	Item #: 2.

Subject:
First Reading: Ordinance No. 1449 Non-Exclusive C&D Franchise Agreement Coastal Waste & Recycling, Inc.

Requested Action or Motion:
Move to approve Ordinance 1449 on first reading, granting a non-exclusive franchise agreement to Coastal Waste & Recycling, Inc., as presented.

Summary Explanation & Background:
In July 2013, the City Council approved an exclusive franchise with Waste Pro of Florida, Inc., for collection of single and multi-family residential solid waste, yard waste, bulk waste, recycling, and commercial solid waste. The franchise excludes the collection of construction and demolition (C&D) debris. The city regulates non-exclusive franchises through City Code Sections 30-35 through 30-40. The non-exclusive franchise program enables residents and businesses to obtain competitive pricing for C&D debris removal services while the city still maintains a level of oversight to ensure haulers are properly licensed, insured, and qualified to provide services within the city limits. Self-hauling by residents or contractors of C&D debris is not regulated.

Haulers who wish to provide C&D removal services within the city must submit an application and the required documentation outlined by the City Code. Per the City Charter, all franchises must be adopted via ordinance. The attached non-exclusive franchise agreement was drafted by the City Attorney's office.

Coastal Waste & Recycling, Inc. has completed the application, submitted all documentation required under Section 30-36, and is qualified to provide C&D debris removal services. This hauler is located in Orlando, Florida, and has been in business since 2017. They currently provide 12 roll-off trucks to transport material for clients and desire to provide services to Maitland residents and businesses.

Staff recommends City Council approve Ordinance 1449 granting a non-exclusive franchise agreement on first reading.

Fiscal Impact:
N/A

Exhibits:
1. Ord 1449 Exclusive Franchise Agreement C&D Coastal

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney
N/A