City Council
July 13, 2026
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. Old Business

V. Consent Agenda

1. City Council Meeting Minutes of June 22, 2026.
2. Reserve Fire Truck Motor Replacement: Cumberland International Trucks.
3. Resolution No. 9-2026: General Fund Budget Amendment.
4. Bid Award: 17-92 Waterline Improvement Project Phase II.
5. Resolution No. 10-2026: Utility Fund Budget Amendment.

VI. Public Period

VII. Decisions

1. Second Reading: Ordinance No. 1459 Planned Development (PD) Amendment for the Charles Schwab Campus Improvements, Including Construction of a Parking Garage and Associated Site Improvements.
2. Downtown Maitland Multimodal Study.

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

IX. 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
July 13, 2026	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 1.

Subject:
City Council Meeting Minutes of June 22, 2026.

Requested Action or Motion:
Move to approve the City Council meeting minutes of June 22, 2026, as presented.

Summary Explanation & Background:

Fiscal Impact:
N/A

Exhibits:
1. Draft City Council Meeting Minutes June 22 2026

Commission/Board: City Council

Contact Person: Lori Hollingsworth 407-539-6219

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
July 13, 2026	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 2.

Subject:
Reserve Fire Truck Motor Replacement: Cumberland International Trucks.

Requested Action or Motion:
Move to authorize the expenditures associated with the replacement of the motor/engine for vehicle #231 with Cumberland International Trucks, as outlined in the staff report.

Summary Explanation & Background:
Fire Apparatus Vehicle #231, a 2013 E-One Typhoon Pumper, is a current Fire Department reserve apparatus that has experienced engine performance degradation issues due to worn-out piston/rings, which is highly noticeable while the vehicle is in operation. The source of this issue has been inspected by the City's fleet mechanics, On Scene Repairs & Maintenance LLC and Cumberland International Trucks. The consistent recommendation is to replace the engine in its entirety with a new motor with an extended warranty.

This apparatus provides critical fleet redundancy during periods when multiple apparatus are simultaneously out of service, reducing the risk of diminished service to the community. Having this vehicle in service reduces or eliminates the need to rely on borrowed apparatus from outside agencies, ensuring the department remains self-sufficient and immediately ready to respond.

Cumberland International Trucks has provided an estimate for purchase and installation of a new motor in the amount of $59,775.56. This includes full removal and installation of the new engine along with necessary hydraulic hoses and steam cleaning of the remaining mechanical connections to the motor. A $10,000 contingency for issues found during the repair and replacement is recommended.

Staff recommends City Council approve expenditures with Cumberland International Trucks to complete the motor replacement and associated repairs for Vehicle #231 in the amount of $59,775.56; and approve a contingency in the amount of $10,000 for a total repair cost of $69,775.56.

Fiscal Impact:
Funds available in Fire Revised Budget 01221522-534610-FLEET

Exhibits:
1. City of Maitland estimate Ecm

Commission/Board: City Council

Contact Person: Kimberley Tracy, Chris Morton 407-539-6216, 407-539-0774

Reviewed by City Attorney
N/A

MEETING DATE	MAITLAND FLORIDA	AGENDA
July 13, 2026		Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 3.

Subject:
Resolution No. 9-2026: General Fund Budget Amendment.

Requested Action or Motion:
Move to approve Resolution No. 9-2026 adopting the budget amendment and approving transfer to the Insurance Internal Service Fund.

Summary Explanation & Background:
At the City Council Special Meeting on May 19, 2026, Council approved the Stipulated Final Judgment and Amended Order of Taking between Wilson and the City of Maitland in the amount of $925,000. Funds for this settlement were paid from the insurance internal service fund reserves. However, the only source of funding for the internal service fund is from insurance charges from various departments within the City and, in order to maintain required reserves in the internal service fund, this requires the general fund to reimburse the internal service fund for the judgment.

Staff recommends approving Resolution No. 9-2026 adopting the General Fund budget amendment and insurance charge (transfer) of $925,000 to the internal service fund available in the FY2026 General Fund budget.

Fiscal Impact:
$925,000 - 01000000-284000 / 01412541-534500 / 51341000-341202

Exhibits:
1. Resolution No. 9-2026 Gen budget Amendment 2026

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
July 13, 2026	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 4.

Subject:
Bid Award: 17-92 Waterline Improvement Project Phase II.

Requested Action or Motion:
Move to award bid to MidSouth Construction, Inc., authorize the City Manager to execute a contract with MidSouth in the amount of $5,862,327, and authorize a construction contingency of $586,000.

Summary Explanation & Background:
The City's Potable Water Master Plan recommends the replacement of the water main along the US Highway 17-92 corridor. Construction of Phase 1 of the project, which replaced the water main from Maitland Boulevard to Packwood Avenue, was completed in 2021. The design for US Highway 17-92 Phase 2 Water Main Improvements project was completed earlier this year. The project involves replacement of the water mains along US 17-92 from Packwood Avenue to Alpine Drive. The water main replacement will take place within the City of Maitland and Florida Department of Transportation (FDOT) right-of-way. On May 31, 2026, ITB 303-2026-01 was publicly advertised in the Orlando Sentinel publication and online via www.demandstar.com. Bidders were required to be pre-qualified with FDOT for Underground Utilities (Water) prior to bid submittal due to the extensive work within FDOT right-of-way.

The bid opening was held on July 1, 2026, and the following bids were received:

Bidding Company	**Bid Amount**
MidSouth Inc.	$5,862,327.00
Watson Civil Construction, Inc.	$5,996,248.00
Prime Construction Group, Inc.	$6,540,400.00
R P Utility & Excavation Corp	$6,620,782.00
SanPik	$7,442,999.00
Masci General Contractor, Inc.	$9,705,649.97

The engineer's opinion of probable cost was $7,233,520. MidSouth, Inc. has been deemed to be the lowest, responsive and responsible bidder. This construction award is part of the Florida Department of Environmental Protection State Revolving Fund Loan (SRF) approved previously by City Council.

Staff recommends awarding the bid to MidSouth Construction, Inc. and authorizing the City Manager to execute a contract with MidSouth in the amount of $5,862,327.00 for the construction of the US Highway 17-92 Phase 2 Water Main Improvements project; and authorizing a construction contingency of $586,000.00 (10%) for a total amount not to exceed $6,448,327.00.

Fiscal Impact:
Funds available in 41303553-566300-WA801

Exhibits:

1. Bid Opening_US Hwy 17-92 Water Main Ph II_7-1-26
Commission/Board: City Council
Contact Person: Kimberley Tracy 407-539-6216
Reviewed by City Attorney Drew Smith

MEETING DATE		AGENDA
July 13, 2026	MAITLAND FLORIDA	Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 5.

Subject:
Resolution No. 10-2026: Utility Fund Budget Amendment.

Requested Action or Motion:
Move to approve Resolution No. 10-2026 adopting the budget amendment to the Utility Fund capital budget.

Summary Explanation & Background:
When developing the FY 2026 Utility Fund carry forward budget, staff did not request City Council approval for carrying forward $6,410,506 in funds from the approved Florida Department of Environmental Protection State Revolving Fund Loan (SRF) for the US Highway 17-92 water line project. Due to the delays with project approval from the Florida Department of Transportation (FDOT) for right-of-way permitting in the 17-92 travel lane, it was unknown if a loan amendment requesting additional loan proceeds from SRF would be necessary. Based upon that status, carry-forward funds were not requested. It was anticipated that a budget amendment to recognize the full cost of the project would be brought forward at a later date when the project was ready to proceed.

The City now has FDOT approval, bids have been obtained and the city is prepared to begin construction. Additionally, the city has the capacity to request additional funding from SRF and is in the process of requesting a loan amendment of $789,494 to cover the construction costs, engineering CEI, and project management previously approved by Council.

Staff recommends adopting Resolution No. 10-2026 to amend the Utility Fund capital budget in the amount of $7,200,000.

Fiscal Impact:
Increase capital budget 41303533-566300-WA801 $7,200,000 (SRF loan proceeds)

Exhibits:
1. Resolution No. 10-2026 Utility Fund Budget Resolution

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
July 13, 2026	MAITLAND FLORIDA	Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 1.

Subject:
Second Reading: Ordinance No. 1459 Planned Development (PD) Amendment for the Charles Schwab Campus Improvements, Including Construction of a Parking Garage and Associated Site Improvements.

Requested Action or Motion:
Move to approve, on Second Reading, Ordinance No. 1459, approving Planned Development Amendment AZPD(2026)-0004 for the Charles Schwab Campus Improvements, subject to the conditions of approval contained in the Development Review Committee (DRC) Staff Report.

Summary Explanation & Background:
Charles Schwab & Co., the property owner, is proposing several site improvements, the most significant of which is the construction of a parking structure up to 10-stories in height. The subject property is located in "The Summit" Planned Development, which was developed in unincorporated Orange County and annexed into the City of Maitland in 2002. The subject property is approximately 24.3 acres in size, split among three parcels. It is developed with four office buildings and two parking structures. The location of the parking garage is within a flood hazard boundary (Zone A). The applicant has submitted engineering analysis for a proposed Letter of Map Revision (LOMR) to revise the boundary of the flood zone.

The applicant is requesting to apply certain standards for these improvements that differ from the development standards in the previously approved PD and the Maitland LDC:

- A reduction in the existing setback of 25' from the northern property boundary to 10';
- An increase of the maximum impervious percentage of 70% to 72.2%; and
- Interior illuminated monument and directional signage.

On May 20, 2026, the Development Review Committee (DRC) voted to recommend approval with conditions of this PD amendment based on the findings and decision standards outlined in the enclosed staff report.

On June 4, 2026, the Planning and Zoning Commission unanimously recommended approval with conditions to the City Council. This application was heard at the June 22nd City Council meeting on first reading. If approved on second reading, the next steps in the development approval process would be site plan and building permit review and approval.

Fiscal Impact:
N/A

Exhibits:
1. Ordinance 1459 PD Amendment Charles Scwab 6_22_2026 (DAS 061626)
2. Exhibit A Signed DRC Report Charles Schwab campus

3. PD Amendment Plans_v2_v1 4. Orlando_Sentinel_Campaign_94522 5. Affidavit_30191
Commission/Board: Planning and Zoning Commission
Contact Person: Michael Daniels 407-539-6211
Reviewed by City Attorney Drew Smith

MEETING DATE		AGENDA
July 13, 2026	MAITLAND FLORIDA	Section: Decisions
Department/Office : Public Works	AGENDA REPORT	Item #: 2.

Subject:
Downtown Maitland Multimodal Study.

Requested Action or Motion:
Motion to receive and accept the Downtown Maitland Multimodal Study.

Summary Explanation & Background:
The City partnered with Metroplan Orlando to have a follow-up study to the FDOT Downtown Study finalized in 2024. The outcome of the FDOT study left the City with minimal options to move forward with Capital Improvement Projects which increase mobility and safety in the downtown district. This study is a continuation of the initial study by FDOT. However, it prioritized an outcome with the Capital Improvement Program that was achievable by the City and within the City's maintenance jurisdiction.

At the March 24, 2025 City Council meeting, the City Council appointed previous Transportation Advisory Board Members to serve as an Ad Hoc Committee to advise council on the upcoming Downtown Maitland Multimodal Study. The Ad Hoc Committee had their initial meeting in June 2025 and multiple subsequent meetings and communication with city staff. At their June 23, 2026 meeting, the Ad Hoc Committee unanimously approved the recommendation to City Council of the Downtown Maitland Multimodal Study, as written.

The primary improvements recommended in the study include Packwood and George Avenues as well as their intersections with Maitland Avenue. The intention is to fund the final design and improvements to these corridors with Community Redevelopment Agency funding.

Fiscal Impact:
TBD

Exhibits:
1. FinalReport_AdHocComments_2026-06-12

Commission/Board: City Council

Contact Person: Alyssa Eide 4078753693

Reviewed by City Attorney
N/A