City Council FY 2027 Budget Workshop: CRA, Stormwater, Solid Waste, Miscellaneous, and Utility Funds Minutes
August 3, 2026
Council Chambers
5:30 PM

I. CALL TO ORDER

Present:	5 -	Councilmember Stephen Schoene, Councilmember Keith Givens, Councilmember Scot French, Councilmember Bill Randolph, Mayor John Lowndes
Absent:	0 -	

Mayor Lowndes called the FY 2027 budget workshop to order at 5:35 p.m. on August 3, 2026. Staff in attendance included: City Manager Reggentin, City Clerk Hollingsworth, Parks and Recreation Director Conn, Finance Director Gray, Public Works Director Tracy, and Community Development Director Daniels.

II. PRESENTATIONS

1. FY 2027 COMMUNITY REDEVELOPMENT AGENCY (CRA) TRUST FUND.

City Manager Reggentin presented an overview of the FY 2027 Community Redevelopment Agency (CRA) Trust Fund. He reviewed the remaining repayment obligations to the General Fund and Utility Fund, projected tax increment financing (TIF) revenues, operating expenses, and the use of short-term borrowing during FY 2027 through FY 2029 to advance downtown capital improvement projects. He explained that the financing strategy is intended to position the CRA to complete planned projects while responding to potential future legislative changes affecting community redevelopment agencies. He also reviewed the growth in taxable values within the CRA district and noted that the CRA is scheduled to sunset in 2034.

2. FY 2027 STORMWATER ENVIRONMENTAL UTILITY FUND.

City Manager Reggentin presented an overview of the FY 2027 Stormwater Environmental Utility Special Revenue Fund. Based on previous direction from the City Council, the FY 2027 budget reflects a 3% increase in the Stormwater rate. The maximum Equivalent Residential Unit (ERU) rate, established annually by ordinance, will be considered by the City Council on August 24, 2026.

Capital outlay of $300,000 is allocated for the design of the Northwind/Westwind Drainage Improvements project, with construction anticipated in FY 2029. The five-year Capital Improvement Program prioritizes projects addressing flooding impacts to access, life safety, property protection, and the sanitary sewer system. He also discussed anticipated grant funding opportunities and noted that completion of the current five-year capital program is expected to reduce future capital needs and allow the Stormwater Fund to transition to ongoing maintenance and water quality projects.

3. FY 2027 SOLID WASTE FUND.

City Manager Reggentin presented an overview of the FY 2027 Solid Waste Fund. He reviewed projected revenues and expenditures, including increases in hauling and landfill tipping fees, and explained that the budget reflects the City Council's policy of passing through annual disposal cost increases to maintain the long-term financial stability of the fund. He noted that the Solid Waste Fund had previously absorbed cost increases for several years, reducing the available fund balance. The City Manager also discussed the upcoming solicitation for a new solid waste collection contract, anticipated industry-wide cost increases, and the importance of maintaining adequate fund reserves to help mitigate the financial impact of the new contract beginning April 1, 2027. He further reviewed the major operating expenditures, including contractual services for hauling and disposal, and the fund's financial outlook.

4. FY 2027 MISCELLANEOUS FUNDS.

City Manager Reggentin presented an overview of the FY 2027 Debt Service, Park Impact Fee, and Mobility (Miscellaneous/Special Revenue) Funds budget.

Debt Service Funds: The 2004 Voted Debt Service Fund provides for the City's existing debt service obligations previously discussed during the General Fund Budget Workshop. Staff also reviewed the 2026 Voted Debt Service Fund, noting that the proposed millage rate of 0.2890 mills represented the first year of debt service funding fo the Maitland Public Library.

Park Impact Fee Fund: Minimal activity is currently budgeted; however, future residential development, including the proposed Maitland West Apartments and downtown redevelopment projects, could generate additional impact fee revenues.

Mobility Fund: Staff reviewed the Mobility Fund, which replaced the former Road Impact Fee Fund and is funded through new development to support transportation improvements, including roadways, sidewalks, trails, and bicycle facilities. The five-year Capital Improvement Program includes $200,000 for the design of the Mechanic Street Roadway

Improvements project in FY 2028, with construction anticipated in FY 2030.

5. FY 2027 WATER & WASTEWATER FUND.

City Manager Reggentin presented an overview of the FY 2027 Water & Wastewater Fund, including the 3-year operating plan, 5-year Capital Improvement Plan (CIP), and 10-year long-term capital strategy.

Operating revenues continue to support operating expenses, debt service requirements, and the capital improvement program. Based on projected capital needs and increasing operating costs, Bryan Mantz, the City's rate consultant, reviewed the current rate structure and long-term capital plan. His analysis recommends an additional 6% for a total rate increase of 12% for FY 2027, which is reflected in the proposed budget.

Debt coverage requirements remain satisfied, and the fund is projected to remain in compliance with all related debt covenants.

Non-operating revenues were reviewed:

- Investment income is projected to increase based on continued higher interest rates.
- No intergovernmental revenue is projected, as the DEP grant for the Dommerich Hills project was previously recognized.

The budgetary section, which aligns with TRIM advertisement requirements, includes total appropriations for operating, capital, and debt-related expenditures. No staffing changes are proposed for FY 2027. The largest operating expenditure continues to be contractual services, including agreements with Altamonte Springs, the Seminole South Orange North Orange County Wastewater Transmission Authority (SSNOCWTA), and City of Orlando for Iron Bridge and Altamonte Springs wastewater treatment services.

III. ADJOURNMENT

City Manager Reggentin outlined the following next steps:

Monday, August 24, 2026, at 6:30 p.m.

- Establish Stormwater Utility Rate

Monday, September 14, 2026, at 6:30 p.m.

- Truth in Millage (TRIM) Compliance

- First Reading of the Tentative FY 2027 Budget
- Presentation of the Draft Capital Improvement Program (CIP)

Monday, September 28, 2026, at 6:30 p.m.

- Adoption of the Ad Valorem Millage Rates
- Final Budget Adoption for FY 2027
- Adoption of the FY 2027–2031 Capital Improvement Program (CIP)

There being no further business, the FY 2027 Budget Workshop adjourned at 6:45 p.m.