



City Council Minutes
July 26, 2021
Council Chambers
6:30 PM



I. CALL TO ORDER

Present: 4 - Vice-Mayor Michael Wilde, Councilmember Vance Guthrie,
Councilmember Lindsay Hall Harrison, Mayor John Lowndes
Remote: 1 - Councilmember Thomas
Absent: 0 -

Mayor Lowndes called the meeting to order at 6:32 pm. Also present were City Manager Anselmo, City Clerk Waldrop, and Legal Counsel Brackens. Councilmember Thomas joined the meeting remotely.

II. INVOCATION - CENTRAL FLORIDA FREETHOUGHT COMMUNITY

Ms. Randa Black, Central Florida Freethought Community, provided the Invocation.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PUBLIC HEARING - NONE

There were no Public Hearings scheduled.

V. OLD BUSINESS

The City Manager stated that the traffic discussion for the Northeast Neighborhoods that was scheduled for tonight was postponed to the August 9, 2021, City Council meeting due to not having a full Council. She also stated that Mr. Kalb was notified of the change.

VI. CONSENT AGENDA

Mayor Lowndes asked for public comment on Consent Items 2-7. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

A motion was made to approve the Consent Agenda as presented.

RESULT:	Approve
MOVER:	Councilmember Lindsay Hall Harrison
SECONDER:	Vice-Mayor Michael Wilde
AYES:	Michael Wilde, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

1. APPROVE THE CITY COUNCIL MEETING MINUTES OF JULY 12, 2021

Approve the City Council meeting minutes of July 12, 2021.

2. DOMMERICH HILLS PHASES 2, 3, & 4 FDEP GRANT APPLICATION

Direct the City Manager to proceed with the DEP Water Protection Grant Application to recuperate costs associated with the Dommerich Hills Sanitary Sewer Improvement project for Phases II, III, and IV.

3. GREENWOOD GARDENS DRAINAGE PROJECT/ GAMEWELL AVE. STORM SEWER IMPROVEMENT

Authorize the City Manager to execute a professional engineering services agreement with Burgess & Niple for the design of the Greenwood Gardens Drainage Project.

4. POLICE STATION FLOORING AND KELLER ROOF REPLACEMENT PROJECTS

Authorize the City Manager to execute the contracts with Johnson-Laux Construction, LLC for the Police station carpet replacement project, in the amount of \$114,715.20, and Keller Ball Fields roof replacements project, in the amount of \$63,915.57.

5. PURCHASE OF POLICE VEHICLE

Authorize the purchase of one police package vehicle for \$49, 600 from Garber Ford Fleet Sales, Jacksonville.

6. RESOLUTION - OPIOID SETTLEMENT WITH STATE OF FLORIDA

Adopt Resolution # 7-2021 authorizing the City of Maitland to join with the State of Florida and other local governmental units as a participant in the Florida Memorandum of Understanding and Formal Agreements implementing a Unified Plan.

7. RESOLUTION - GREENWOOD GARDENS UTILITY RELOCATION

Adopt Resolution # 8-2021 accepting the improvements from the Greenwood Gardens undergrounding project and direct the City Manager to prepare a resolution to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments in accordance with Section 197.3632 Florida Statutes to recoup the costs associated with the improvements.

VII. PUBLIC PERIOD

Mayor Lowndes opened the Public Period. There being no one who wished to be heard, Mayor Lowndes closed the Public Period.

VIII. DECISIONS**1. SET THE PROPOSED MILLAGE RATE**

The City Manager stated that in accordance with Truth in Millage ("TRIM") compliance requirements as set forth in Chapter 200 of the Florida Statutes,

the City must calculate a rolled-back rate for the 2021 tax year; set proposed operating and voted debt millage rates and set the date, time and place for the tentative budget hearing. The statutes require separate motions. The operating millage rate used in preparation of the budget draft of 4.3453 is 4.22% higher than the rolled back rate of 4.1693. A mill is the tax rate for each \$1,000 of taxable property value. At 4.3453 mills, a home with a taxable value of \$300,000 will pay \$1,376 in operating and debt millage to the City of Maitland. Each mill generates \$3 million to the General Fund and \$337 thousand to the Community Redevelopment Agency. For a home with a taxable value of \$300,000, each additional mill will cost the resident \$300 on their 2021 tax bill. The combined total millage rate used in the budget is 4.5883, which is .01 mill less than the prior year's combined total rate of 4.5983. The final millage equal to or lower than the proposed millage rate set by the Council tonight. The mill rate can be increased after the proposed millage is set, however it involves an onerous process of notification to taxpayers. The City Manager answered questions posed by Council.

Mayor Lowndes opened the public comment period. Mr. Howard Schieferdecker, 606 Minnehaha Circle, and Mr. Dale McDonald, 108 Tangelo Court, spoke in favor of increasing the millage rate. There being no one else who wished to be heard, Mayor Lowndes closed the public comment period.

After discussion, a motion was made to set the rolled back millage rate for the 2021 tax rate as 4.1693.

RESULT:	Approve
MOVER:	Vice-Mayor Michael Wilde
SECONDER:	Councilmember Lindsay Hall Harrison
AYES:	Michael Wilde, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

A motion was made to set the proposed operating millage rate for the 2021 tax year at 5.0 mills.

RESULT:	Approve
MOVER:	Councilmember Vance Guthrie
SECONDER:	Councilmember Lindsay Hall Harrison
AYES:	Vance Guthrie, Lindsay Hall Harrison, John Lowndes

NAYS:	Michael Wilde
--------------	----------------------

A motion was made to set the proposed voted debt millage rate for the 2021 tax year at 0.2430, for a combined total of 5.2430 mills.

RESULT:	Approve
----------------	----------------

MOVER:	Councilmember Lindsay Hall Harrison
---------------	--

SECONDER:	Councilmember Vance Guthrie
------------------	------------------------------------

AYES:	Vance Guthrie, Lindsay Hall Harrison, John Lowndes, Michael Wilde
--------------	--

NAYS:	None
--------------	-------------

A motion was made to set the date, time and place for the public hearing on the tentative budget for the fiscal year 2021-2022 as Monday, September 13, 2021, 6:30 pm. in the City Hall Council Chambers.

RESULT:	Approve
----------------	----------------

MOVER:	Vice-Mayor Michael Wilde
---------------	---------------------------------

SECONDER:	Councilmember Lindsay Hall Harrison
------------------	--

AYES:	Michael Wilde, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
--------------	--

NAYS:	None
--------------	-------------

2. APPOINTMENT - BOARD OF ZONING ADJUSTMENT (1)

The City Clerk stated that currently a vacancy exists on the Board of Zoning Adjustment. The vacancy is to fill the unexpired term of Daniel Prudhomme who resigned on July 7, 2021 (no longer resides in Maitland.) Gregory Hardwick, the Alternate Member, has expressed a desire to be considered for a Full Member status on this Board. The Council is requested to appoint Mr. Hardwick effective July 7, 2021 to fill the unexpired term of Mr. Prudhomme.

Councilmember Hall Harrison nominated Gregory Hardwick. The nomination received a second from Councilmember Guthrie, and a third from Vice Mayor Wilde. There being no further nominations, Mayor Lowndes declared Gregory Hardwick appointed to the Board of Zoning Adjustment as Full Member status effective July 7, 2021 to fill the unexpired term of Mr. Prudhomme.

3. APPOINTMENT - PARKS & RECREATION ADVISORY BOARD (1)

The City Clerk stated that the term of Jeremy Good on the Parks & Recreation Advisory Board expired on June 30, 2021. Mr. Good is eligible and wishes to be considered for reappointment. The Council is requested to make one appointment to the Parks & Recreation Advisory Board effective June 30, 2021, for a three year period.

Mayor Lowndes requested nominations. Councilmember Hall Harrison nominated Jeremy Good. The nomination received a second from Vice Mayor Wilde, and a third from Councilmember Guthrie. There being no further nominations, Mayor Lowndes declared Jeremy Good reappointed to the Parks & Recreation Advisory Board effective June 30, 2021, for a three year term.

4. RECEIVE AND ACCEPT RETIREMENT NOTIFICATION FROM CITY CLERK

The City Manager stated that the City Clerk has submitted notice of her retirement effective November 30, 2021. Staff is requesting that Council accept the retirement notice and authorize the City Manager to begin the process of recruiting candidates for the position. The Human Resources Director will advertise for the position on the City's website as well as through the Florida City Clerk Association job center. Applicants can submit their applications through the City's online employment portal and Human Resources will screen to ensure candidates meet the minimum qualification for the position. The applications of qualified candidates will be provided to a team consisting of the HR Director, City Clerk, Assistant City Manager, and City Manager. The team will complete a first interview and administer a practical exam to selected candidates. Based upon the interview and exam, the team will narrow down the candidates for further consideration. The HR division will check references and perform necessary background checks. The top ranked candidates will be forwarded to Council for their consideration. The City Council may choose to interview with the candidates individually or as a panel. If the Council interviews as a panel, the meeting would need to be advertised. Ultimately, the selection of the City Clerk would take place at a regularly scheduled City Council meeting as decision item. A discussion ensued. The Mayor and Council thanked the City Clerk for her service and for being a wonderful asset to the City.

Mayor Lowndes opened the public period. Mr. Dale McDonald, 108 Tangelo Court, and Mr. Howard Schieferdecker, 606 Minnehaha Lane, expressed their words of appreciation, gratitude, friendship, service, and stated what a great asset Maria has been to the City. There being no one else that wished to be heard, Mayor Lowndes closed the public comment period.

A motion was made to accept the retirement from the City Clerk.

RESULT:	Accept
----------------	---------------

MOVER:	Vice-Mayor Michael Wilde
SECONDER:	Councilmember Lindsay Hall Harrison
AYES:	Michael Wilde, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

IX. DISCUSSION

1. THURSTON HOUSE LEASE

The City Manager stated that in 1989, the City purchased the property located at 851 Lake Avenue and on October 16, 1991, the City entered into a lease agreement with Joseph A Ballard, Jr. and Carole M. Ballard (the Ballards) for a period of ten years. The original lease envisioned significant improvements being made to the home by the Ballards, with the Ballards ultimately purchasing the home. The Ballards did make substantial improvements to the home and have created a reputable bed & breakfast. In September 2001, the City entered into a new twelve year lease with the Ballards which provided for recognition of the expense and effort they incurred converting the old home into a viable B&B. The lease amortized these expenses over the life of the lease such that the City owns the home with no encumbrances. Although the City owns the home and the land, the B&B business and all the contents of the home are owned by the Ballards. In January 2014, the City renewed the lease with the Ballards for an additional ten years (two, five year terms). The lease will expire on January 31, 2024. The Ballards have advised the City of their intent to retire and are looking to find a buyer for the contents and intangibles to run the B&B. They are not interested in sub-letting, they would like to assign the lease (with the City's permission) or have the buyer enter into a lease with the City directly. They have asked to come before the Council to outline their plans and determine the City's requirements for a potential new lease with a new tenant.

Mrs. Carole Ballard, stated that they have loved living in the Thurston House and have had many visitors over the years. Mrs. Ballard stated that they have found an interested party that would like to purchase the business from them. Mr. Joe Ballard, stated that they have done the due diligence on the prospective buyers and that they are excited and have agreed to sign the lease pending the approval of Council.

After discussion, upon Council consensus, the City Manager will meet with the Ballards' and the interested party, and will bring back a lease for Council's review and approval.

X. CITY MANAGER'S REPORT/CITY ATTORNEY/COUNCIL REPORTS

Legal Counsel Brackens provided a brief update on the legislative update on the Comprehensive Development Plan Statutes which requires a "private property rights" element and that the Council should be receiving a memo from Mr. Shepard within the next week on it.

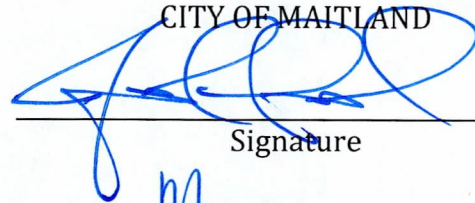
The City Manager reminded Council of the Budget Workshop for Monday August 2, 2021 at 6:30 pm.

Vice Mayor Wilde stated that he would like to see if the Council is in agreement of reaching out to the community in schools, clubs, girl scouts, boy scouts etc., to have the children provide the invocation on a regular basis. Vice Mayor Wilde stated that he would be happy to reach out to some of his contacts to see if there is an interest and coordinate it with the City Clerk.

XI. ADJOURNMENT

There being no further business to come before Council the meeting adjourned at 7:46 pm.

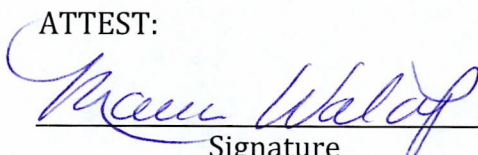
CITY OF MAITLAND

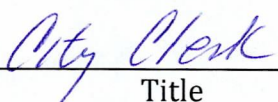


SignatureMayor

Title

ATTEST:



Signature

Title