



**City Council Minutes
September 13, 2021
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 5 - Vice-Mayor Michael Wilde, Councilmember Michael Thomas, Councilmember Vance Guthrie, Councilmember Lindsay Hall Harrison, Mayor John Lowndes

Absent: 0 -

Mayor Lowndes called the meeting to order at 6:33 pm. Also present were City Manager Anselmo, Assistant City Manager Reggentin, City Clerk Waldrop and City Attorney Shepard.

II. INVOCATION

Mayor Lowndes requested a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PUBLIC HEARING

1. RESOLUTION - ANNUAL BUDGET - ADOPT TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2022

The City Clerk read, by title, a resolution of the City of Maitland, Florida, adopting the tentative levying of Ad Valorem Taxes for Fiscal Year 2022; and providing for an effective date.

The City Manager stated that on July 19, 2021, City Council held the General Fund budget workshop. The rolled back rate and proposed operating and voted debt service millage rates for the 2021 tax year were set on July 26th. The proposed operating and voted debt millage and the date and time of the tentative budget public hearing were included on the proposed tax bills sent out by the Orange County Property Appraiser in August. The Fiscal Year 2022 budget draft was prepared based on the operating millage rate of 4.3453 or \$4.3453 per thousand dollars of taxable value, which was the rate adopted for Fiscal Year 2021. The proposed tax rate set at the July 26th Council meeting was 5.0. The FY 2022 tentative budget is \$31,125,600, a reduction of \$360K from July (funded Mohican sidewalks with FY 2021 savings). The City Manager went over the alternative scenarios to include, one with a millage rate of 5.0000 (funding all recommendations) and one with an unchanged millage rate and alternative funding of capital outlay from the CRA repayments and American Rescue Funds (eliminates all but additional police officer recommendations to allow for additional discussion

by the Council). The City Manager stated that the motions are required to be read separately and completely to comply with the Truth in Millage (TRIM) process and, that 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 27, 2021. After setting tonight's tentative millage rate, the Council may adopt that rate or any lower rate at the final public hearing. The City Manager answered questions posed by Council.

Mayor Lowndes opened the Public Hearing. Mr. Dale McDonald, 108 Tangelo Court, asked for clarification on the CIP process and how many complaints have been received since the TRIM rate notice was mailed out. Mr. Larry Scotchie, 70 Loudoun Court, asked about when the proposed budget was mailed out and he was surprised about the increase being proposed. There being no one else who wished to be heard, Mayor Lowndes closed the Public Hearing.

After discussion, a motion was made to adopt resolution # 10-2021 setting the tentative operating millage for the 2021 tax year as 4.4937, which is 7.78% above the rolled-back rate of 4.1693.

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

A motion was made to adopt resolution # 10-2021 setting the tentative voted debt millage rate for the 2021 tax year as 0.2370 for a combined total of 4.7307 mills.

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

A motion was made to adopt resolution #10-2021 setting the tentative budget for the General Fund in the amount of \$30,516,600; and, set the Public Hearing date for September 27, 2021.

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

Mayor Lowndes asked for a short recess at 7:15 pm and reconvened the meeting at 7:23 pm.

V. OLD BUSINESS

There was no Old Business to report.

VI. CONSENT AGENDA

Mayor Lowndes requested public comment on Consent Item #2. 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:	Vice-Mayor Michael Wilde
SECONDER:	Councilmember Michael Thomas
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

- 1. APPROVE THE CITY COUNCIL MEETING MINUTES OF AUGUST 23, 2021**
Approve the City Council meeting minutes of August 23, 2021.
- 2. RESOLUTION - LOAN FROM FLORIDA STATE REVOLVING FUND UPDATE**
Approve Resolution # 11-2021 authorizing a loan from the Florida State Revolving Loan program for the purpose of financing water utility improvements, Lift Station 1 and Dommerich Phase 1; approving the execution and delivery of note amendment not to exceed \$7,500,000 plus capitalized interest and 2% closing costs, and authorizing the form of the

supplemental loan agreement, providing for conflicts, severability, and effective date.

VII. PUBLIC PERIOD

Mayor Lowndes opened the Public Period. Mrs. Stacy Larson, Executive Director, Maitland Public Library, stated that September is "National Library Card Sign Up Month", and invited all residents and employees of the City to sign up for a library card. There being no one else who wished to be heard, Mayor Lowndes closed the Public Period.

VIII. DECISION

1. ORDINANCE - CAPITAL IMPROVEMENTS PROGRAM 2022-2026

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, to amend Ordinance No. 1381 in direct relation to the Capital Improvements Program, Table 1, amending the governance and implementation element of the Maitland Comprehensive Development Plan 2035(CDP) to replace Table 7.1 Capital Improvements Program to recognize the annual update of the City of Maitland 5-year CIP; amending the CDP relating to Orange County Public Schools (OCPS) to recognize the annual update of the OCPS 10 -Year Capital Outlay Plan, and providing an effective date.

The Assistant City Manager stated that this document summarizes the major capital expenditure projects contemplated by the City of Maitland over the next 5 years. The projects included are consistent with the City's approved Comprehensive Development Plan ("CDP"). Capital improvement projects, by definition, are physical assets constructed or purchased to provide, improve or replace a public facility and are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing. For the purposes of the state requirements, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. This five-year Capital Improvements Program ("CIP") represents the implementation of key master plans within the City; the Stormwater/Lakes Management Plan, the Trails Master Plan, Downtown Maitland Plan, Parks Master Plan, and the Sewer Master Plan. In addition, this CIP also considers major projects that have achieved the objectives identified in the CDP, but must continue to be maintained to sustain those objectives. The Assistant City Manager answered questions posed by Council.

Mayor Lowndes opened the public comment period. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

A motion was made to introduce an ordinance to approve the FY 2022-2026 Capital Improvements Program (including revised Table 1), to replace Table 1 within Chapter 7, Governance and Implementation Element, Capital

Improvements Sub-Element of the 2035 CDP, to recognize the annual update of the 5 year CIP; and to recognize the annual update of the Orange County Public Schools 10 Year Capital Outlay Plan; and, set the Public Hearing date for September 27, 2021.

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

IX. DISCUSSION

1. THURSTON HOUSE LEASE

The Assistant City Manager stated that at the last Council meeting he went over the history of Thurston House and how the City had arrived at this point. At that meeting, several issues arose regarding the lease, which broke down into 6 categories. The Assistant City Manager addressed the following: Zoning/Land Use, Heritage Lands, Lease Amount, Maintenance Costs, Lease Renewal Options, and, Guarantee of Use.

The staff and the Ballards are requesting directions from the City Council on the following: Does the Council desire to allow the continued use of the property as a Bed and Breakfast? If so, under what terms? If the City Council does not want to continue the use, staff are requesting direction on proposed alternatives. If the direction is to proceed with allowing the continued use of a Bed and Breakfast, staff would request direction regarding specific changes the Council would like to see in the lease so prospective tenants are aware of the requirements prior to approaching City Council. The Assistant City Manager answered questions posed by Council.

Carole and Joe Ballard, 251 Lake Avenue, also addressed the Council and answered questions.

After discussion, the Council stated that they wish the Thurston House to remain a Bed & Breakfast, and also provided direction to staff to create a new lease for potential buyers, with the initial term being 5 years with a 5 year renewal option; and, with an assignability clause to the discretion of City Administration. The Ballards will continue with their current lease until a buyer is found.

Council also requested a rent abatement for the Ballards effective September 1st for the next 6 months or until a new tenant is found.

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

The Assistant City Manager provided the following: ULI- the Technical Advisory Panel will be presenting their findings (Maitland - Westside) on Friday, September 17, from 12:30 - 4:30 pm in the Council Chambers. Lunch will be provided; Parks & Recreation Director Jay Conn made an announcement that the 1st Jazz & Blues Festival Weekend in Maitland, will be held in April 2022; Theresa Walker will be retiring in November after 36 years working for the City and that she has been a pleasure to work with; and, that Liberty Gondar, has been promoted to the position of Human Resources and Risk Management Director and she will assume the responsibilities of the new position on November 1st. He asked the Council to join him in congratulating Liberty on her promotion.

XI. ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:32 pm.

CITY OF MAITLAND

Signature

Title

ATTEST:

Signature

Title