



**City Council Minutes
October 11, 2021
Council Chambers
6:30 PM**



I. CALL TO ORDER

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

Mayor Lowndes called the meeting to order at 6:34 pm. Also present were City Manager Anselmo, Assistant City Manager Reggentin, Legal Counsel Brackens and City Clerk Waldrop. Councilmember Hall Harrison was unavoidably absent.

II. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

III. PUBLIC HEARING

1. ORDINANCE - NEW THURSTON HOUSE LEASE

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, authorizing the City Manager or designee to lease certain properties owned by the City of Maitland; providing for conflicts; and, providing for an effective date.

The Assistant City Manager stated that as discussed at the City Council meeting of September 13 and September 27, 2021, the Council was open to the idea of continuing the use of the Thurston House as a Bed and Breakfast. The City Council discussed approaching this in a two-step process to allow the current tenants to continue marketing the business while not creating hardship to them while they phase out of the operation of the Bed and Breakfast. The second is to approve a new lease with modified language acceptable to the City Council. This requires an amendment to the existing lease and approval of a new lease. Based upon the discussion by the City Council, the intent of the amendment to the current lease with the Ballards is to accomplish two things: 1) provide for a rent abatement of up to 6 months while they continue to market the business; and, 2) allow a termination of the existing lease upon execution of a new lease with new tenants. The amended lease was approved at the City Council meeting on September 27, 2021. The amended ordinance authorizes the City Manager to execute a lease with a new tenant, eliminating the need to come before the City Council.

Although not included in the ordinance, the City Manager shall conduct appropriate background checks to verify the suitability of potential tenants and reserve the right to disqualify any tenant based upon those background checks. A final point that was discussed at that Council meeting was to

provide for a modified first term of the lease based upon the timing of the approval of a new tenant. That is, reduce the first term of the lease to a time equal to the amount of time it takes to find and approve a new tenant. So, if it were to take 3 months to find and approve a tenant, the first term of the lease would be 4 years and 9 months. The term of the lease is discussed on line 20 of the lease with the dates left blank. The City Attorney has requested clarification of the intent of the Council. This agenda item is to address the adoption of an ordinance authorizing the City Manager to lease the Thurston House property and approve the format of a new lease. The Assistant City Manager answered questions posed by Council.

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

After discussion, a motion was made to continue the Public Hearing to the October 25, 2021 City Council meeting to allow for all councilmembers to be present to vote on this item.

RESULT:	Continue
MOVER:	Vice-Mayor Michael Wilde
SECONDER:	Councilmember Vance Guthrie
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, John Lowndes
NAYS:	None

IV. OLD BUSINESS

There was no Old Business to report.

V. CONSENT AGENDA

Mayor Lowndes asked if anyone from Council would like to remove any items from the Consent Agenda. Mayor Lowndes requested to remove Consent Item #2, Piggyback Agreement for Building Code Services.

A motion was made to approve the Consent Agenda as presented with the exception of Consent Item #2.

RESULT:	Approve
MOVER:	Councilmember Michael Thomas
SECONDER:	Vice-Mayor Michael Wilde
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, John Lowndes

NAYS:	None
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A motion was made to continue Consent Item #2 Piggyback Agreement for Building Code Services to the October 25, 2021 City Council meeting.

RESULT:	Continue
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MOVER:	Councilmember Michael Thomas
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SECONDER:	Councilmember Vance Guthrie
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AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, John Lowndes
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NAYS:	None
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1. APPROVE THE CITY COUNCIL MEETING MINUTES OF SEPTEMBER 27, 2021

Approve the City Council meeting minutes of September 27, 2021.

2. PIGGYBACK AGREEMENT FOR BUILDING CODE SERVICES

Continue Piggyback Agreement for Building Code Services to the City Council meeting of October 25, 2021.

VI. PUBLIC PERIOD

Mayor Lowndes opened the Public Period.

Mrs. Stacey Larson, Executive Director, Maitland Public Library, stated that the Annual Tea Party event has been changed to a "Virtually Magic Kit", which is an at home kit and available while supplies last at the library.

Mrs. Colleen Lilling, 250 Seneca Trail, thanked the Council for "National Night Out" and stated that she would like to see the north lot of Horatio cleaned up and turned into a parking lot for events in the downtown area.

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

VII. DECISIONS - NONE

There were no Decision items.

VIII. DISCUSSION

1. CHARTER AMENDMENTS

The City Manager stated that on August 30, 2021, the Charter Review Commission (CRC) approved their final report with five recommendations for charter amendments. On September 27, 2021, the City Council accepted

the report. The next step is for the City Council to decide which, if any, of the recommendations to place on the next City-wide election for voter consideration and whether there are any additional amendments the Council wishes to consider. The next regularly scheduled election is March of 2022. The City Manager provided a presentation, (attached hereto and made a part thereof) on the five recommendations and discussed the changes with the Council. Should the Council wish to place any of the questions on the ballot, the next step would be for the City Attorney to draft an ordinance for Council's consideration which requires two meetings.

After discussion, the Council directed staff to remove question # 4, "Elected Officials Salary"; and, bring the Charter Amendments back to a future meeting for discussion to include Councilmember Hall Harrison.

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

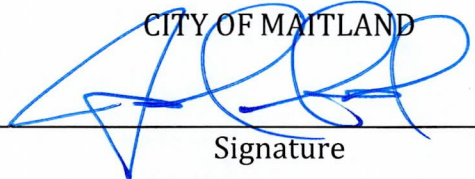
Legal Counsel Brackens stated that the Bid Bond matter has been resolved and that the Peacock Ford action has been dismissed without prejudice.

Councilmember Thomas requested to have the Farmer's Market moved over to Independence Square prior to the construction at Lake Lily and proposed the date of November 7th.

Councilmember Guthrie stated that he attended the National Walk to School Day (Lake Sybelia Elementary) and it was a great success.

X. ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 7:50 pm.

CITY OF MAITLAND


Signature

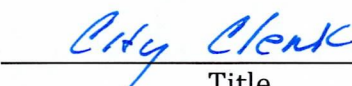
MAYOR

Title

ATTEST:



Signature



Title