



**City Council
January 24, 2022
Council Chambers
6:30 PM**



WELCOME to our City Council meeting. In the interest of time efficiency, the following will prevail for comments by the public. Each speaker will be permitted up to 3 minutes to state his/her case. Group presentations will be permitted 3 speakers including the spokesperson - each being limited to up to 3 minutes. 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. Invocation
- III. Pledge of Allegiance
- IV. Public Hearing - None
- V. Old Business
- VI. Consent Agenda
 1. Approve the City Council meeting minutes of January 10, 2022
 2. Approve the City Council Joint Workshop meeting minutes of December 6, 2021
 3. Purchase - Contract for Annual Generator Maintenance
 4. Purchase - Homer Hough Bathroom and Pavilion Repair Project
 5. Purchase - Lift Station 8 Rehabilitation Engineering Services Amendment
 6. Purchase - FY 2022 City Vehicles
 7. Janitorial Service Contract
- VII. Public Period
- VIII. Decisions
 1. Ordinance - CDP Amendment to remove the prohibition of drive-through use on Lot 1, MCN
 2. Ordinance - Maitland West Lot 2 PD Amendment - Petition No. 2021-01 (AZ-PD)
- IX. Discussion
 1. Public Art Advisory Board
- X. City Manager's Report/City Attorney/Council Reports
- XI. 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.

Disclaimer: Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Administration	AGENDA REPORT	Item #: 1.
Subject: Approve the City Council meeting minutes of January 10, 2022		
Requested Action or Motion: Approve Minutes of January 10, City Council meeting.		
Summary Explanation & Background:		
Fiscal Impact:		
Exhibits: 1. CC Minutes 011022		
Commission/Board: City Council		
Contact Person: Kathy Sotero 407-539-2307		
Reviewed by City Attorney		

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Administration	AGENDA REPORT	Item #: 2.
Subject: Approve the City Council Joint Workshop meeting minutes of December 6, 2021		
Requested Action or Motion: Approval of minutes.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. Joint Workshop 12062021		
Commission/Board: City Council		
Contact Person: Kathy Sotero 407-539-2307		
Reviewed by City Attorney N/A		

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 3.

Subject:
Purchase - Contract for Annual Generator Maintenance

Requested Action or Motion:
Move to authorize the City Manager to execute a contract with Accurate Power and Technology dba A Generator Guy for the annual Generator Maintenance Services.

Summary Explanation & Background:

Each year, Public Works staff budgets funds for annual maintenance and repairs of the generators City wide. This maintenance includes an annual maintenance service, load bank test, and minor maintenance inspection per unit. Beyond the annual scheduled service, additional maintenance, repairs, and service may be required.

Due to limited staffing, the technical expertise required, and necessary equipment needed to perform these services, Public Works recommends hiring a contractor to perform these tasks. After research and review of available piggyback options with qualified contractors in the area, the Public Works Department is proposing to contract with Accurate Power and Technology dba A Generator Guy to perform the work utilizing the City of Altamonte Springs Contract AB20028 Generator Maintenance Services - Annual Requirements, which is in effect from July 8, 2020, until July 7, 2025.

The amount to be expended will exceed the City Manager's purchasing threshold and will be paid from available funds budgeted in the Wastewater and Facilities operating funds. Staff recommends City Council authorize the City Manager to execute a piggyback contract on Altamonte Springs' Contract AB20028 Generator Maintenance Services - Annual Requirements with Accurate Power and Technology dba A Generator Guy, through July 7, 2025.

Fiscal Impact:
Funding is available in accounts 01414519-533400 Facilities Contractual Services and 4135135-533400 Wastewater Contractual Services.

Exhibits:
1. Piggyback Form Maitland Signed Docs
2. AB20028_Contract_fully_executed (1)
3. AB20028_-_Contract_Document_-_Exhibit_A_-_Bid_Document (1)
4. AB20028_-_Contract_Document_-_Exhibit_B_-_Contractors_Submittal_Document

Commission/Board: City Council

Contact Person: Joe Workman

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 4.

Subject: Purchase - Homer Hough Bathroom and Pavilion Repair Project
Requested Action or Motion: Move to authorize the City Manager to execute the contract with Johnson-Laux Construction, LLC for the Homer Hough Bathroom and Pavilion Repair project, in the amount of \$112,000.
Summary Explanation & Background: At the June 28, 2021 meeting, City Council authorized the City Manager to "piggyback" the Sourcewell contract FL-ECA-GC03-121918-JLC with Johnson-Laux Construction, LLC for Job Order Contracting (JOC) on multiple City projects. Johnson-Laux Construction, LLC has provided a proposal based on this Sourcewell contract for the bathroom renovation and pavilion repair at Homer Hough Park. Staff is recommending moving forward with this proposal to address the project carried forward from FY21 general fund. Johnson-Laux has submitted a proposal for the replacement of the roof on the bathroom and pavilion along with other minor repairs to both structures for the amount of \$101,813.24. This proposal does not contain a contingency fund. Due to recent material and supply fluctuations, staff is recommending a 10% contingency fund be added to the project in the amount of \$10,186.76, for a total project cost of \$112,000. Staff recommends City Council to move to authorize the City Manager to execute the contract with Johnson-Laux Construction, LLC for the Homer Hough bathroom and pavilion repair with an additional 10% contingency, for a total amount of \$112,000.
Fiscal Impact: Funds are available in General Fund 01414519-534630 Repair Maintenance - Buildings.
Exhibits: 1. Johnson-Laux Proposal
Commission/Board: City Council
Contact Person: Joe Workman
Reviewed by City Attorney N/A

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 5.
Subject: Purchase - Lift Station 8 Rehabilitation Engineering Services Amendment		
Requested Action or Motion: Move to authorize the City Manager to sign an amendment to the approved Professional Engineering Services Agreement for Lift Station #8 Rehabilitation with Burgess & Niple, Inc. in the amount of \$3,958.		
Summary Explanation & Background: On February 26, 2020, City Council approved the execution of a Professional Engineering Services Agreement with Burgess & Niple, Inc. for the rehabilitation of Lift Station #8, which is recommended in the City's current Sewer Master Plan. As part of this contract, Burgess & Niple is providing professional services necessary to prepare construction plans, specifications, and contract documents for Lift Station #8 Rehabilitation Project, which includes removing the existing steel can type pumping station and replacing it with a new duplex submersible pre-cast packaged pump station. The cost for Burgess and Niple to perform these services and to provide bidding assistance was originally \$70,377. The original scope of the project did not include replacing the existing generator. While the project was under design, a tree fell on the existing generator during a storm and damaged it. The generator has been repaired in order to remain functional, but staff recommends replacing the generator with the project to limit future concerns. Burgess & Niple have provided an amendment to the agreement to provide additional engineering services to add the generator replacement to the construction documents in the amount of \$3,958. Staff recommends authorizing the City Manager to sign the amendment with Burgess & Niple, Inc. for Lift Station #8 Rehabilitation for additional engineering services in the amount of \$3,958.		
Fiscal Impact: Funds are available in the CIP Project WW003		
Exhibits: 1. Maitland LS No. 8 Rehabilitation-Amendment 1-FINAL 010422 2. Maitland LS No. 8 Rehabilitation-Approved Engineering Proposal 3. Agenda Report 02-24-2020		
Commission/Board: City Council		
Contact Person: Karen McCullen		

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 6.
Subject: Purchase - FY 2022 City Vehicles		
Requested Action or Motion: Move to approve the purchase of FY 22 approved replacement City vehicles through Alan Jay Fleet Sales utilizing Sourcewell contract # 2021-120716 NAF, 2022-120716 NAF, and 060920 NAF awarded to National Auto Fleet Group.		
Summary Explanation & Background: Each year, the City evaluates its fleet and, as part of the budget process, purchases new vehicles and equipment to meet the needs of the City. For FY 22, the City recommends purchasing the following budgeted new vehicles. 2021 Ford F-150 Crew Cab for Urban Forestry for the amount of \$32,904 2022 Chevy Colorado Extended Cab for the Facilities Division for the amount of \$23,849 There is \$34,000 available on the 01270572-569900 Capital Recommendations account line for the Urban Forestry vehicle and \$32,000 available on the 01414519-569900 Capital Recommendations account line for the Facilities vehicle. These vehicles can be purchased through a Sourcewell contract with Alan Jay Fleet Sales, which is the authorized dealer for National Auto Fleet Group in Central Florida. Both of these are vehicles that Alan Jay has already ordered to be a part of their inventory. Approving the purchase of these vehicles at this time allows the City to reserve these specific vehicles from Alan Jay's projected inventory. This reduces the additional delay in ordering separately, lessening the impact of the growing lead time due to supply shortages. In consideration of our City's sustainability program, the Public Works Department has evaluated the availability of electric or hybrid electric vehicles for consideration for City vehicle purposes. The Chevy Colorado electric model is not yet available. While electric options for the F150 are available for order, all reservations for this current model year are filled. The lead time on vehicle purchases is typically one year from the order date. As this vehicle was budgeted for the two Urban Forestry positions approved in FY 22, staff recommends moving forward with the purchase of the gas-powered F150 in this fiscal year. Staff recommends approval of the purchase of these vehicles from Alan Jay Fleet Sales utilizing Sourcewell contract # 2021-120716 NAF, 2022-120716 NAF, and 060920 NAF.		
Fiscal Impact: Funds are available in the General Fund account lines 01270572-569900 and 01414519-569900 from the FY 2022 adopted budget.		
Exhibits:		

- | |
|--|
| 1. Facilities Truck Quote
2. Urban Forestry Truck Quote |
| Commission/Board: City Council |
| Contact Person: Joe Workman |
| Reviewed by City Attorney
N/A |

MEETING DATE		AGENDA
January 24, 2022		Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 7.

Subject:
Janitorial Service Contract

Requested Action or Motion:
Move to authorize the City Manager to execute a contract amendment for a price increase to the piggyback agreement with FCS Facility Services per the amended Seminole County agreement.

Summary Explanation & Background:

On October 14, 2019, City Council authorized the City Manager to enter a piggyback contract with Florida Cleaning Systems (FCS) Facility Services to provide janitorial services to the City of Maitland. The piggyback contract is based upon square footage prices with Seminole County, RFP-601464-12/BJC. The initial term of the existing Seminole County contract was for a period of five (5) years (renewed in 2017) and the County exercised the option to be renewed for one (1) successive period not to exceed five (5) years (ending in 2022).

FCS Facility Services has provided satisfactory janitorial services to the City for over two (2) years. In the Contract Amendment executed on October 6, 2021, FCS Facility Services and Seminole County agreed to a rate increase in response to the Florida Amendment 2 Minimum Wage Initiative. FCS Facility Services is requesting to increase the City of Maitland's monthly costs by 9.18% for all facilities. The 9.18% increase is the percentage increase based on wage and benefit calculations used in the Seminole County contract.

Staff recommends executing a contract amendment for a price increase to the piggyback agreement with FCS Facility Services to remain consistent with the Seminole County Contract RFP-601464-12/BJC.

Fiscal Impact:
Funds are available in the general fund 01414519-533410 for Facilities Maintenance Janitorial Services.

Exhibits:
1. Janitorial Piggyback
2. Amendment 22 FCS
3. Maitland_Amendment_#1

Commission/Board: City Council

Contact Person: Joe Workman

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
January 24, 2022		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
Subject: Ordinance - CDP Amendment to remove the prohibition of drive-through use on Lot 1, MCN		
Requested Action or Motion: Introduce the proposed ordinance (Petition Number 2021-01 ALU) - Maitland Concourse North Lot 1 Comprehensive Development Plan (CDP) Amendment, and set the public hearing and action date for February 14, 2022.		
Summary Explanation & Background: <u>Background</u> The Maitland Concourse North (MCN) Comprehensive Development Plan (CDP) Amendment was adopted in 2013 via Ordinance 1236, which established a Policy and Standards to guide the MCN mixed use development program on the roughly 96 gross acre site on the north side of Maitland Boulevard. The CDP standards were designed to regulate items such as appearance (residential scale and character); buffering, size (no big box); floor area ratios, height, and uses (including use prohibitions). Among the uses prohibited within the (R-MORC) commercial portion of the site were drive-through establishments of any kind. The R-MORC commercial portion of the site covered Lots 1,2,3,6 and a portion of Lots 4 (stormwater pond) and 7 (developed with 350 multi-family units). The CDP amendment proposes to remove the drive-through use prohibition on Lot 1 only. The remaining lots would maintain the prohibition. Lot 1 is adjacent to the west of Lake Faith Villas and is currently vacant with approval for 75,000 square feet of commercial uses. The applicant has submitted a Planned Development (PD) amendment concurrent with the CDP amendment to enable the development plan to be reviewed as the CDP amendment is processed. A Future Land Use Map amendment accompanies the text change to identify the location of the requested removal of the drive-through prohibition use (Lot 1 only). <u>Action to Date</u> • October 4, 2021 - City Council held a workshop to discuss the possibility of drive-through uses on the Maitland Concourse North Lot 1 site. This workshop was only to inform and not to provide recommendations. • January 6, 2022 - The Planning and Zoning Commission (P&Z) voted 4-1 to forward the proposed CDP amendment to Council with a recommendation of denial. • January 19, 2022 - The Development Review Committee (DRC) voted unanimously to forward the proposed CDP amendment to Council with a recommendation of approval.		
<u>Staff Recommendation</u>		

Staff recommends Council introduce the proposed ordinance (Petition Number 2021-01 ALU) - Maitland Concourse North Lot 1 CDP Amendment, and setting the public hearing and action date for February 14, 2022.

Fiscal Impact:

TBD

Exhibits:

1. DRC report 2021-01(ALU) MCN lot 1
2. CDP-Narrative
3. MCN-Lot1-Survey
4. AMENDED-FLUM
5. Ordinance MCN Lot 1 (dm)
6. MCN Lots2

Commission/Board: City Council

Contact Person: Dan Matthys 407-539-6211

Reviewed by City Attorney
Yes.

MEETING DATE		AGENDA
January 24, 2022		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 2.

Subject:

Ordinance - Maitland West Lot 2 PD Amendment - Petition No. 2021-01 (AZ-PD)

Requested Action or Motion:

Introduce the proposed ordinance amending Lot 2, Maitland West Planned Development (PD) and setting the Public Hearing date for February 14, 2022.

Summary Explanation & Background:

Overview

The applicant, GAI Consultants, is requesting to rezone property from (PD) Planned Development zoning district to PD zoning, to include the development of a 385-unit, 5 story (with penthouse) multi-family residential building ("The Aspen at Maitland West") and associated site development items on Lot 2 of the Maitland West Planned Development Site. The current property owner is Michael Niederst of MWAD PHASE II LLC, 423 S. Keller Road, Suite 300, Orlando, Florida 32751. A Community Meeting was held on this project on February 4, 2021 at the Planning and Zoning Commission meeting. At its December 8, 2021 meeting, the Development Review Committee (DRC) recommended approval of this PD amendment subject to conditions of approval. As part of the recommended Conditions of Approval, redesign and repair of Summit Centre Way to alleviate flooding of the roadway must be completed prior to occupancy of the proposed multifamily structure.

The Maitland West Planned Development is generally located south of Maitland Boulevard and east of Forest City Road. The Maitland West Planned Development is comprised of three (3) parcels, which amount to ~ 34.29 acres in size and is accessed by Maitland Boulevard ramp, Summit Centre Way, Albemarle Road and, Forest City Road. Lot 2 is approximately 9.51 acres in size and comprises the south-eastern portion of the subject property. Lot 1 is developed as a multifamily structure with 315 dwelling units. Lot 3 is currently undeveloped and approved for a mixture of medical and commercial uses. All of Maitland West is located within the Employment Center (EC) Future Land Use Designation.



Proposal

The applicant proposes to construct a 385-unit, 5-story (with penthouse) multi-family residential building (“The Aspen at Maitland West”) and associated site development on Lot 2 of the Maitland West Planned Development. Below is a table of the existing (Lot 1) and proposed (Lot 2) development of the Maitland West Planned Development.



Maitland West Planned Development Program

	Lot 1	Lot 2	Lot 3
Dwelling Units	315	385	N/A
BLDG Stories	4	5	N/A
Parking Spaces			
Standard		432	N/A
Compact		97	N/A
ADA		15	N/A
Total	613*	544	N/A

*Lot 1 (as-built) has 624 spaces, which will be modified to 613 spaces.

Please see the attached site plan, landscape plan and elevations for more information about the proposed development.

The Development Review Committee (DRC), at their December 8, 2021 meeting, recommended approval of the proposed PD amendment subject to conditions of approval. (See attached DRC report).

The applicant submitted revised data to substantiate that Lots 1 and 2 will adhere to the minimum

permeable and open space requirements specified within the PD. The data supports compliance and the City will reconfirm at the site plan review phase of the project.

Action to Date

- On December 8, 2021, DRC unanimously voted to forward Petition 2021-01 (ZA-PD) to Council with a recommendation of approval subject to the findings and conditions of approval outlined in the December 8, 2021 DRC report.
- On January 6, 2022, the Planning and Zoning Commission (P&Z) unanimously voted to forward Petition 2021-01 (AZ-PD) to the Council with a recommendation of approval consistent with the findings and conditions outlined in the December 8, 2021 DRC report.

Staff Recommendation

Staff recommends Council introduce the proposed ordinance amending Lot 2, Maitland West PD; and, set the Public Hearing date for February 14, 2022.

Fiscal Impact:

Exhibits:

1. 2021-01(AZ)(PD)Maitland.West DRC Final_SIGNED
2. 3508-TheAspen-211025-Colored Elevations
3. 2021.11.01 - GAI - Maitland West Lot 2 - SP.01 Site plan
4. 2021.11.01 - GAI - Maitland West Lot 2 - SP.02 Open Space
5. Maitland West (dm)

Commission/Board: City Council

Contact Person: Dan Matthys 407-539-6211

Reviewed by City Attorney
Yes

MEETING DATE		AGENDA
January 24, 2022		Section: Discussion
Department/Office : Administration	AGENDA REPORT	Item #: 1.
Subject: Public Art Advisory Board		
Requested Action or Motion: N/A Discussion		
Summary Explanation & Background: This item was requested by Councilperson Hall Harrison who would like the Council to consider creating a Public Art Advisory Board. In 2016, the City established an Ad Hoc Public Art Committee to develop a public art procurement policy and to assist in the selection of the public art project to be funded by the I-4 Ultimate Project. The committee sunset in 2018 per the provisions in the enabling resolution.		
Fiscal Impact: TBD.		
Exhibits: None		
Commission/Board: City Council		
Contact Person: Sharon Anselmo 407-539-6221		
Reviewed by City Attorney N/A		