



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
June 16, 2026, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

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APPROVAL OF CONSENT AGENDA

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COMMUNICATIONS AND REPORTS

1. Councilmember Nate Walker
2. Councilmember Doug Bryant
3. Councilmember Cal Rolfson
4. Councilmember Dennis Dawson
5. Councilmember Marc Crail
6. Vice-mayor John Cataldo
7. Mayor James Homich

UPCOMING MEETING DATES

1. Monday, July 6, 2026, 6:00p.m., Budget Workshop: Capital Outlay and CIP; Enterprise
2. Tuesday, July 7, 2026, 6:00 p.m., Regular Session
3. Monday, July 20, 2026, 6:00 p.m., Budget Workshop: Governmental Funds: Internal Services

4. Tuesday, July 21, 2026, 6:00 p.m., Regular Session
5. Tuesday, August 4, 2026, 6:00 p.m., Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026
TO: Honorable Mayor and City Council Members
FROM: Vince Sandersfeld, City Manager
SUBJECT: Proclamation Juneteenth

Introduction:

Recognition of June 19, 2026, as Juneteenth in the City of Mount Dora.

Discussion:

Juneteenth commemorates June 19, 1865, when news of emancipation reached the last enslaved African Americans in Galveston, Texas, more than two years after the Emancipation Proclamation was issued. The date is now observed nationally as a celebration of freedom and an opportunity to reflect on African American history, culture, achievements, and contributions. The attached proclamation recognizes June 19, 2026, as Juneteenth in Mount Dora and encourages residents to participate in events that celebrate freedom for all.

Budget Impact:

There is no budget impact associated with this proclamation.

Strategic Impact:

This proclamation supports the City of Mount Dora Strategic Plan FY2025-2030, Strategic Initiative 4 - Provide High-Quality Services, specifically Goal 12: Provide high-quality programs to benefit all age groups. Recognizing Juneteenth promotes civic engagement, cultural awareness, and community spirit by encouraging residents to reflect on freedom and celebrate the contributions and achievements of African Americans.

Recommendation:

The proclamation be read into the record.

Attachment(s):

1. Proclamation Juneteenth 2026

Prepared by: Kimberly LaFlamme, Deputy City Clerk

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/1/2026

Final Approval - 6/1/2026



PROCLAMATION

WHEREAS, the Emancipation Proclamation was formally issued on January 1, 1863, declaring that enslaved Africans in the Confederate States of America were to be freed; and

WHEREAS, news of the issuance of the Emancipation Proclamation was not immediately delivered to the most remote areas of the Confederate States of America; and

WHEREAS, news of the abolition of the enslavement of Africans was not delivered to all the Confederate States until after the conclusion of the American Civil War; and

WHEREAS, June 19th – JUNETEENTH a linguistic blend of the words June and nineteenth, was adopted to commemorate this historical and pivotal date in American history; and

WHEREAS, June 19th – JUNETEENTH, is celebrated nationally and internationally to recognize the end of the enslavement of Africans in the United States and to celebrate the culture and achievements of African Americans; and

WHEREAS, June 19th – JUNETEENTH was made an official City holiday in 2021 to provide all City residents an opportunity to learn, reflect and celebrate the rights, privileges, culture, achievements, sacrifices of African Americans in and to the City of Mount Dora and to this country; and

WHEREAS, today, millions of Americans of all races, creeds, religious and ethnic backgrounds celebrate Juneteenth, which not only celebrates freedom, but also acknowledges the achievements of African Americans; and as celebrations continue to spread, we can all be reminded of the oft-repeated maxim, “Until all are free, none are free,” that highlights the manner of the end of slavery in the United States.

NOW, THEREFORE, I, James L. Homich, as Mayor of the City of Mount Dora, Florida, together with the members of the Mount Dora City Council, hereby declare June 19th, 2026, as

JUNETEENTH

in the City of Mount Dora and urge our citizens to participate in events that celebrate freedom for all.

James L Homich, Mayor



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Insurance Update Presentation

Introduction:

Provide City Council with an informational update on the City of Mount Dora insurance program, including employee health insurance, wellness initiatives, clinic utilization, claims trends, and property insurance cost stability.

Discussion:

The City will receive a presentation regarding the current status of its employee insurance program and related wellness initiatives. The presentation will review recent employee health insurance claims trends, the use and value of the Premise Health Clinic, preventative care and wellness efforts, and broader cost drivers affecting healthcare and property insurance.

The update is intended to provide City Council with a better understanding of how proactive claims management, employee wellness programming, and clinic-based care support the City's long-term effort to maintain quality employee benefits while managing cost increases. The presentation will also address the stability provided by the City's existing two-year property insurance agreement and how that agreement assists with budget predictability for the upcoming fiscal year.

No formal action is requested. This item is provided for information and discussion only.

Budget Impact:

The City continues to focus on proactive healthcare management and wellness initiatives to minimize long-term insurance cost increases while maintaining quality employee benefits. The stability of the property insurance agreement will assist with maintaining predictable operating expenses during the upcoming fiscal year.

Strategic Impact:

This item supports the City of Mount Dora Strategic Plan FY2025-2030, Strategic Initiative 5 - Invest in Fiscal and Human Resources, which focuses on building a resilient foundation for enhanced financial performance and organizational excellence.

Goal 14: Retain and attract highly-qualified talent and provide succession planning. The City's employee insurance program, wellness initiatives, preventative care efforts, and access to the Premise Health Clinic support employee retention, recruitment, workplace culture, and the City's ability to remain competitive as an employer.

Objective 14.2: Introduce innovative retention strategies to reduce turnover and ensure continuity of critical roles. The City's continued review of employee benefits, wellness participation, claims experience, and healthcare utilization supports retention by helping maintain a sustainable and competitive benefits program.

Objective 14.3: Create a comprehensive training and professional development program to build skills and foster career advancement within the City workforce. Employee wellness and preventative healthcare efforts support workforce readiness, attendance, and long-term employee development by helping employees remain healthy and engaged.

The property insurance portion of the update also supports the broader purpose of Strategic Initiative 5 by promoting financial predictability and long-term cost management for City operations.

Recommendation:

This item is presented for informational purposes only.

Attachment(s):

Prepared by: Kimberly LaFlamme, Deputy City Clerk

Reviewed by:

Alan Cline, Director of Human Resources

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/2/2026

Approved - 6/4/2026

Final Approval - 6/4/2026



510 N. Baker St.
Mount Dora, FL 32757
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DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Ratification of the 2026 City Catalyst Grant Application Florida League of Mayors for the Native Tree Entrance Planting Project

Introduction:

Request for City Council ratification of the City Catalyst Grant application submitted to the Florida League of Mayors for the Native Tree Entrance Planting project.

Discussion:

The Florida League of Mayors offers the City Catalyst Grant program to support forward-looking municipal projects and initiatives that serve a public purpose, involve citizens, and enhance community building or quality of life. Grant awards are available in increments up to \$2,500. The City's application was submitted by the Urban Forestry Department prior to the May 31, 2026 deadline and requests \$2,500 for the Native Tree Entrance Planting project.

The proposed project will add six native trees at the gateway entrance adjacent to the newly rebuilt Donnelly Street. The planting is intended to enhance a key entrance corridor into Mount Dora, strengthen the City's tree canopy, and support ongoing beautification and environmental stewardship efforts. The project also builds upon related urban forestry improvements supported by the Florida Department of Agriculture and Consumer Services and the Mount Dora Friends of the Environment.

The application identifies the estimated project cost and grant request as \$2,500. Proposed trees include Nuttall Oaks, Bracken Brown Magnolias, and Redbuds, with installation to follow applicable IFAS and ISA standards. The anticipated project timeline is approximately 8 to 12 months.

Budget Impact:

The City requested \$2,500 in City Catalyst Grant funding for the Native Tree Entrance Planting project. The application identifies the estimated project cost as \$2,500, with no required City match. If awarded, the grant funds will be used for the purchase and installation of six native

trees. Any costs exceeding the grant award are anticipated to be supported through existing Urban Forestry resources, including the Urban Forestry Tree Bank, as needed. No additional appropriation is requested at this time.

Strategic Impact:

Strategic Initiative 2: Beautify Mount Dora

Supports enhancement of a key gateway corridor, continued investment in the City's tree canopy, and improvements that contribute to Mount Dora's appearance, environmental quality, and sense of place.

Recommendation:

City Council ratify the submittal of the 2026 City Catalyst Grant application to the Florida League of Mayors for the Native Tree Entrance Planting project and authorize staff to accept the grant funds if awarded.

Attachment(s):

1. City Catalyst Grant Application

Prepared by: vedderl vedderl, Administrative Assistant

Reviewed by:

Mark Miller, City Urban Forester/Arborist
Whitney Donovan, Purchasing Coordinator
Matthew Dodson, Budget Officer
Jennifer Gates, Finance Director
Troy Shonk, Parks & Recreation Director
City Attorney, City Attorney
Jeanann Hand, City Clerk
Vince Sandersfeld, City Manager

Approved - 5/29/2026
Approved - 6/2/2026
Approved - 6/3/2026
Approved - 6/3/2026
Approved - 6/4/2026
Approved - 6/10/2026
Approved - 6/10/2026
Final Approval - 6/10/2026



2026 CITY CATALYST GRANTS



APPLICANT INFORMATION – Application must come from a current FLM member.

Date: 05/22/2026
 Name of Mayor: Honorable Mayor - James Homich
 Name of Person Submitting the Grant: Urban Forester/Arborist - Mark Miller
 City/Town/Village Name: City of Mount Dora
 Address: 510 North Baker Street, Mount Dora - FL 32757
 Phone Number: Main Number = 352-735-7100..... Urban Forestry = 352-735-7151 ext 1826
 Email: homichj@mountdora.gov millerm@mountdora.gov
 Name of Benefiting Entity: City of Mount Dora & Urban Forestry
(such as the parks department, Friends of the Library, community food bank, etc.)

Describe the project or initiative the grant will support (300 typed words or less). Include goals of the project and an explanation of how it will improve your community or the lives of your citizens.

These funds will be used to provide a positive impact for a new majestic entrance way to our community. Six (6) native trees will be added to this new gateway adjacent to the newly rebuilt Donnelly Street. The purpose will be to enhance this new entrance into the City of Mount Dora, where it is truly "Someplace Special".

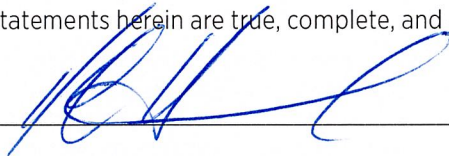
What is the timeline for accomplishing these results? 8-12 months

Identify those entities or groups that you will partner with to supplement the goals of the grant: FL Department of Agriculture and Consumer Services & Mount Dora Friends of the Environment
(e.g., volunteer participation, matching dollars)

Total Funds Requested: \$2,500 *

Please provide a budget for your project or initiative: _____
This request is for additional native trees added to the acquired State Grant = Inflation Reduction Act. Attached is additional information

I certify that the statements herein are true, complete, and accurate to the best of my knowledge.

Signature: 

Applications, including the typed project description, must be submitted via email (flm@flcities.com) or mail (Florida League of Mayors, P.O. Box 1757, Tallahassee, FL 32302); only apply either through email or mail, not both, by May 31, 2026.

Questions? Please contact 800.342.8112 or flm@flcities.com.

***Failure to begin or complete the project may result in forfeiture/repayment of grant funds.**

City Catalyst Grant Proposal: Native Tree Entrance Planting

Submitted: May 28, 2026

Project Name: Native Tree Entrance Planting

Estimated Program Cost: \$2,500

Grant Amount Requested: \$2,500

1. Describing the Project:

The City Catalyst Grant Funds will be allocated toward a “Native Tree Entrance Planting”, located at the main gateway corridor to the entrance of the City of Mount Dora. This specifically chosen site is adjacent to the newly restored Donnelly Street. Donnelly Street was severely damaged after a storm washed away a large portion of the roadway. The additional six (6) native trees being requested for this specific site location will be supported by an additional state acquired grant for trees, located within this designated area. The additional Grant is from the Florida Department of Agriculture and Consumer Services - the Inflation Reduction Act. The requested additional six (6) native trees - 3 on each side of the roadway, will provide an impressive impact as you enter the beautiful and tranquil City of Mount Dora. The Catalyst Grant would truly offer a connection to increasing a sustainable and visible entranceway into our City. The Grant is also supported by an all-volunteer group called the Mount Dora Friends of the Environment, who are strong advocates towards building our City’s tree canopy within our community, truly making the City of Mount Dora, “Someplace Special”.

2. Budget Initiative:

The requested Catalyst Grant would be working hand to hand together with the Grant from the State of Florida Department of Agriculture and Consumer Services – Inflation Reduction Act. Both grants would work simultaneously to enhance the gateway to the entrance of the City of Mount Dora. The Catalyst Grant will be allocated to fund specifically six (6) native trees (3 on each side of the roadway) representing a special and unique entrance.

Total six (6) Native Trees; 2-65 gallon Nuttall Oaks, 2-30 gallon Bracken Brown Magnolia & 2-30 gallon Redbuds. This cost would include a total and complete installation package following the required standards set forth for both the IFAS (Institute of Food and Agricultural Sciences (University of Florida) and ISA (International Society of Arboriculture). If any overrides occur, the Urban Forestry Tree Bank will support that specific cost.



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DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval to Apply for the General Program Support Grant (Supporting Cultural Programming and Special Events)

Introduction:

This is a request for authorization to apply for The General Program Support Grant for cultural programming and special events

Discussion:

The City intends to apply for up to \$150,000 through the General Program Support Grant to support eligible cultural programming and special events. The grant requires a 100% local match.

Eligible grant-funded activities may include:

- **Outside Fees and Services: Programmatic** (entertainment, performers, artistic programming)
- **Outside Fees and Services: Other** (event-related contracted services)
- **Marketing** (promotion and audience development)

If awarded, staff will identify qualifying events, programs, and activities and allocate grant funds and matching expenditures in accordance with grant requirements. The grant would provide an opportunity to leverage outside funding to support cultural programming, tourism, and community engagement, which in turn supports local businesses, attracts visitors, and contributes to the continued economic vitality of Downtown Mount Dora.

Funding from this grant will supplement the City's vibrant Special Event and Cultural programming, including assisting with performance fees, event promotion, sound equipment and lighting rental, among other necessities for existing and new events yet to be established. The City will benefit from this funding by using this resource to maintain, strengthen, and continue

to solidify our identity as a destination and hometown providing cultural and special events of an extraordinarily high quality.

Budget Impact:

The General Program Support Grant requires a 1 to 1 match with up to \$150,000 in available funding. The required local match will be satisfied through eligible expenditures within the City's already approved Special Events budget of \$498,900.

Strategic Impact:

- Objective 1.4 Promoting tourism by enhancing Mount Dora as a destination
- Objective 3.1 Identify and seek funding sources

Recommendation:

City Council approve the request to apply for the General Program Support Grant.

Attachment(s):

1. Attachment #1 2027 General Program Support Spec Sheet

Prepared by: Jennifer Schwarz, Deputy Director of Parks and Recreation

Reviewed by:

Troy Shonk, Parks & Recreation Director

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney,

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/3/2026

Approved - 6/3/2026

Approved - 6/3/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026



2027 General Program Support Grant

General Program Support (GPS) funding is designed to support the general program activities of an organization that is realizing its stated mission and furthering the state's cultural objectives by:

- Conducting, creating, producing, presenting, staging, or sponsoring cultural exhibits, performances, educational programs, or events or
- Providing professional services as a State Service Organization or Local Arts Agency

Application Deadline:

July 2026

Matching Requirements:

100%

The Division offers three types of General Program Support:

- Discipline-Based program support for cultural and artistic programming
- Local Arts Agency program support for designated Local Arts Agencies
- State Service Organization program support for cultural organizations that meet the definition of State Service Organization

To request more than \$25,000

- Have at least one completed grant from the Division of Cultural Affairs. A grant is completed (closed) after the cycle is concluded and the final report has been approved.

To request more than \$50,000

- Have at least three years of completed programming; and
- Have at least one paid, full-time staff member in a management position.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Renewal of Agreement for Dispatch Services between the City of Mount Dora and the Lake County Sheriff's Office

Introduction:

This is a request for City Council to approve the Renewal of Agreement for Law Enforcement Dispatch Services between the City of Mount Dora and the Lake County Sheriff's Office.

Discussion:

The City of Mount Dora has contracted with the Lake County Sheriff's Office (LCSO) since July 1, 2023, for law enforcement dispatch services for the Mount Dora Police Department. The current agreement expires at midnight on July 1, 2026. Staff requests City Council approval to renew the agreement through September 30, 2029, continuing professional 24/7 dispatch services through a cost-effective per-resident pricing model.

The original Agreement for Law Enforcement Dispatch Services authorized LCSO to provide law enforcement dispatch services within the corporate limits of the City on a twenty-four hour, seven-day-a-week basis. Section 11 of the original agreement (Attachment #1) allows the parties to extend the term subject to negotiated terms and conditions, and both parties have agreed to renew the agreement.

The proposed renewal extends the agreement for an additional three years and three months, beginning July 1, 2026, and ending September 30, 2029. The renewal establishes an annual service fee of \$226,752, calculated using the Florida Legislature's Office of Economic and Demographic Research population estimate of 18,896 residents for 2025, multiplied by the existing rate of \$12 per resident. The fee will be billed in equal quarterly installments of \$56,688 beginning July 1, 2026. The additional three-month period from July 1, 2029, through September 30, 2029, will be prorated based on the then-current annual amount.

The annual compensation will continue to be automatically adjusted each October 1 based on the OEDR published population estimate for the City as of April 1 of the corresponding year,

multiplied by \$12 per resident. All terms and conditions of the original 2023 agreement not otherwise amended by the renewal remain in full force and effect.

Budget Impact:

The renewed agreement establishes an annual service fee of \$226,752, billed in equal quarterly installments of \$56,688 beginning July 1, 2026. The July 1 through September 30, 2026, installment will be funded in FY 2025-2026, and the full annual cost will be incorporated into the Police Department's operating budget beginning in FY 2026-2027 and for future budget years during the term of the agreement.

The annual fee remains based on the Florida Legislature's Office of Economic and Demographic Research population estimate multiplied by \$12 per resident and will be automatically adjusted each October 1 based on the updated population estimate. The current annual amount represents an increase of \$21,204 from the original annual rate of \$205,548, reflecting the increase in Mount Dora's OEDR population estimate from 17,129 in 2022 to 18,896 in 2025.

Strategic Impact:

The renewal supports Strategic Initiative 4: Provide High-Quality Services by continuing professional law enforcement dispatch services that contribute to a safe and responsive community.

The agreement also supports Strategic Initiative 5: Invest in Fiscal and Human Resources by maintaining a transparent, scalable, per-capita pricing model that supports predictable budgeting and cost-effective service delivery.

Recommendation:

City Council approve the Renewal of Agreement for Law Enforcement Dispatch Services between the City of Mount Dora and the Lake County Sheriff's Office and authorize the Mayor to execute the agreement.

Attachment(s):

1. Attachment #1 2023 Original Dispatch Service Agreement (Informational)
2. Renewal Dispatch Service LCSO Agreement

Prepared by: Michael Gibson, Chief of Police

Reviewed by:

Michael Gibson, Chief of Police

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/2/2026

Approved - 6/2/2026

Approved - 6/2/2026

Approved - 6/2/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026

ATTACHMENT #1

AGREEMENT FOR LAW ENFORCEMENT DISPATCH SERVICES

This Agreement for Law Enforcement Dispatch Services (hereinafter “AGREEMENT”) is made and entered into by and between Peyton C. Grinnell, as Sheriff of Lake County, Florida, (hereinafter “SHERIFF”) and The City of Mount Dora, a municipal corporation existing pursuant to the laws of the State of Florida, its successors and assigns through its City Council (hereinafter CITY) (collectively SHERIFF and the CITY being the “PARTIES”).

W I T N E S S E T H:

WHEREAS, the CITY has sought to maintain a high level of professional police telecommunication services for the benefit of the citizens of the CITY; and

WHEREAS, the CITY recognizes the continued escalation of costs to the CITY for the provision of such services and wishes to continue to minimize the cost of government for the benefit of the citizens of the CITY; and

WHEREAS, the CITY desires to continue to maintain competent professional law enforcement dispatch services in conjunction and in harmony with its program of fiscal responsibility; and

WHEREAS, the CITY desires to contract with the SHERIFF for performance of law enforcement dispatch services within the corporate limits of the CITY; and

WHEREAS, the SHERIFF is willing to augment his telecommunications staff to provide such services to the Mount Dora Police Department and the citizens of Mount Dora; and

WHEREAS, having a desire to contract for such services upon the terms and conditions set forth within this AGREEMENT, the CITY authorizes the SHERIFF to render law enforcement dispatch services within the corporate limits of the CITY by the SHERIFF; and

NOW THEREFORE, in consideration of the mutual promises, covenants, conditions and payments hereinafter contained, the PARTIES agree as follows:

Section 1. Recitals. The above recitals are true and correct and incorporated herein.

Section 2. Law Enforcement Dispatch Services. The SHERIFF shall provide to the CITY, for the term indicated in this AGREEMENT, competent professional law enforcement dispatch services within and throughout the corporate limits of the CITY under the authority given the SHERIFF by the laws of the State of Florida, by providing police dispatch service each day of the year on a twenty-four (24) hour per day basis. The CITY agrees and understands (i) the

ATTACHMENT #1

SHERIFF may or may not, in his sole discretion, provide a dedicated channel solely for the CITY'S law enforcement dispatch services and (ii) the SHERIFF may or may not, in his sole discretion, provide a channel for CITY's law enforcement dispatch services shared by and with other law enforcement agencies. Within five days after the effective date of this Agreement, the CITY shall establish its own phone line dedicated to and for after-hours issues not requiring law enforcement services including City building, right-of-way, and utility issues (i.e., power, water, and sewer disruptions in service) so that such persons calling SHERIFF dispatch can be provided with the same.

Section 3. Transition to Sheriff. No later than five (5) days after the effective date of this Agreement, the CITY shall notify its personnel of the move to SHERIFF and SHERIFF's representatives shall meet with the CITY's dispatch personnel to discuss potential employment with the SHERIFF. No later than five (5) days after the effective date of this Agreement, the CITY's dispatch consoles, and all other dispatch equipment shall be irrevocably conveyed and relocated to SHERIFF to use as SHERIFF deems appropriate in SHERIFF's sole discretion.

Section 4. Compensation. The CITY shall pay SHERIFF an initial one-time payment of eighty-five thousand dollars and no cents (\$85,000.00) within five days of the effective date of this Agreement. In addition, the CITY will pay SHERIFF an annual sum, paid on a quarterly basis, of two hundred and five-thousand five-hundred forty-eight dollars and no cents (\$205,548.00) for dispatching services provided pursuant to this AGREEMENT. Such compensation shall be invoiced by SHERIFF in equal quarterly installments of \$51,387.00 beginning July 1, 2023. Invoices shall be paid within fifteen (15) days of receipt. This amount is based on the Florida Legislature's Office of Economic and Demographic Research stated population for the CITY in 2022, of 17,129 at \$12 per person ($17,129 \times 12 = \$205,548.00$). The amount of compensation owed under the contract will be automatically adjusted on October 1, 2025. The amount of the automatic adjustment will be based on the Florida Legislature's Office of Economic and Demographic Research Office's published population estimate for the CITY on April 1, 2025, times \$12 per person.

Section 5. Potential Appointment of Personnel. The SHERIFF may, in his sole discretion, hire the CITY's dispatchers as employees of the SHERIFF to provide competent and professional services as he sees fit and proper. Should the SHERIFF decide to hire the CITY's dispatches as employees, the CITY shall not be required to assume any liability for direct payment

ATTACHMENT #1

for any salaries, wages or other compensation, contributions to pension funds, insurance premiums, workers compensation funds, vacation or compensatory time, sick leave benefits, or any other amenities or employment to any personnel of the SHERIFF performing the services, duties and responsibilities pursuant to this AGREEMENT for the benefit of the CITY and its residents or any other liabilities whatsoever unless otherwise specifically provided herein. However, the CITY shall remain responsible for any and all damages, actions, suits, claims and demands of whatsoever kind made by or on behalf of any person or entity which are alleged to have arisen out of, in connection with, or by reason of all law enforcement services and administrative actions taken by the CITY Police Department or the CITY's dispatchers prior to SHERIFF hiring the dispatchers, should he elect to do so. This provision shall in no way be construed as being for the benefit of any third party or as a waiver of sovereign immunity on the part of the CITY.

Section 6. Performance of Services by SHERIFF. Beginning on July 1, 2023, the SHERIFF shall have and maintain the responsibility for the control and rendition of all law enforcement services, duties and responsibilities described and contemplated in this AGREEMENT.

Section 7. Sovereign Immunity. The PARTIES agree that nothing contained herein shall in any way waive the sovereign immunity that they enjoy presently under the Constitution and statutes of the State of Florida, particularly with respect to Chapter 768, Florida Statutes. The PARTIES agree that the determination of the CITY for the SHERIFF to provide police dispatch services by this AGREEMENT is an exercise of the legislative planning function of the CITY and that at no time after the Sheriff employs the dispatchers shall the CITY exercise any specific operational control over the activities of any of the telecommunicators, their supervisors, deputy sheriffs or other personnel of the SHERIFF nor shall the CITY perform or undertake any acts that are over and above a planning level function with regard to the administration of law enforcement dispatch services within the CITY during the term of this AGREEMENT.

Section 8. Liability Insurance for Official Acts. Upon employment, the personnel appointed and employed by the SHERIFF shall be covered in all respects, as are other members of the SHERIFF'S office through the SHERIFF'S insurance.

Section 9. Term. This AGREEMENT shall take effect on July 1, 2023 (effective date of this agreement) and shall terminate at midnight on July 1, 2026. This AGREEMENT may be

ATTACHMENT #1

unilaterally terminated by the SHERIFF or by the CITY with or without cause or reason so long as the effective date of termination is preceded by a one hundred and twenty (120) day written notice to the other party.

Section 10. Renegotiation. The PARTIES agree that if substantial change(s) occur during the term of this AGREEMENT the PARTIES may attempt in good faith to renegotiate the terms of this AGREEMENT, however, unless otherwise agreed to in writing, all terms stated in this AGREEMENT shall remain as stated herein.

Section 11. Term Extension. For and in consideration of the mutual benefits herein contained, the sufficiency of which is hereby acknowledged, the PARTIES agree the SHERIFF and the CITY may extend the term of this AGREEMENT subject to negotiations relative to the terms, conditions and consideration between the PARTIES. If the PARTIES elect to extend this AGREEMENT, it shall be reduced to writing with same formality and equal dignity as this AGREEMENT.

Section 12. Governing Law. This AGREEMENT and all of the rights and obligations of the PARTIES hereto shall be governed and construed according to the laws of the State of Florida. The PARTIES further agree that jurisdiction regarding the rights and obligations of either party under this AGREEMENT and any litigation resulting therefrom shall be exclusively in the Fifth Judicial Circuit in and for Lake County, Florida.

Section 13. Notices.

A. All notices, demands or other writings required to be given or made or sent pursuant to this AGREEMENT, or which may be given or made or sent by either party to the other, shall be deemed to have fully been given or made or sent when in writing and addressed as follows:

SHERIFF	CITY
Peyton C. Grinnell, Sheriff	City Manager
Lake County Sheriff's Office	City of Mount Dora
Attn: General Counsel	510 N. Baker St.
360 West Ruby Street	Mount Dora, FL 32757
Tavares, FL 32778	

B. All notices required, or which may be given hereunder shall be considered properly given if: (1) personally delivered, (2) sent by certified United States Mail, return receipt requested, or (3) sent by private overnight letter delivery

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company. Any notice shall also be sent by email to the City Attorney and the Sheriff's General Counsel.

C. The effective date of such notices shall be the date personally delivered, or if sent by mail, the date of the postmark, or if sent by overnight letter delivery company, the date the notice was picked up by the overnight letter delivery company.

D. The PARTIES may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in the manner designated for the filling of notice hereunder.

Section 14. Amendments. No modification, amendment or alteration of the terms or conditions contained herein shall be effective unless contained in a written document by the PARTIES with the same formality and of equal dignity of this AGREEMENT.

Section 15. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the PARTIES agree that there are no commitments, agreements or understandings concerning the subject matter of this AGREEMENT that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

IN WITNESS WHEREOF, the PARTIES have made and executed this AGREEMENT on the respective dates under each signature. The CITY, through its City Council, signing by and through its Mayor, authorized to execute same by council on the 18TH day of APRIL, 2023, and Peyton C. Grinnell, as SHERIFF of Lake County, Florida.

CITY
On this 18TH day of APRIL, 2023

SHERIFF
On this 8 day of AVG, 2023

BY: [Signature]
Chrissy Stile, as Mayor
of City of Mount Dora

BY: [Signature]
Peyton C. Grinnell, as Sheriff
of Lake County, Florida

Attest:
BY: [Signature]
Jeanann Hand, City Clerk

RENEWAL OF AGREEMENT FOR LAW
ENFORCEMENT DISPATCH SERVICES

This Renewal of Agreement for Law Enforcement Dispatch Services (hereinafter RENEWAL) is made and entered into by and between Peyton C. Grinnell, as Sheriff of Lake County, Florida, (hereinafter SHERIFF) and The City of Mount Dora, a municipal corporation existing pursuant to the laws of the State of Florida, its successors and assigns through its City Council (hereinafter CITY) (collectively SHERIFF and the CITY being the PARTIES).

W I T N E S S E T H:

WHEREAS, the PARTIES entered into that certain Agreement for Law Enforcement Dispatch Services (hereinafter the AGREEMENT) on July 1, 2023 for the performance of law enforcement dispatch services;

WHEREAS, section 11 of the AGREEMENT provided for an extension to the term of the AGREEMENT between the PARTIES subject to negotiations of relative terms, conditions, and consideration; and

WHEREAS, the PARTIES mutually desire to extend the AGREEMENT for a subsequent three (3) year term based upon the agreed upon terms.

NOW THEREFORE, in consideration of the promises, covenants, conditions and payments hereinafter made, the PARTIES renew the AGREEMENT as follows:

1. The AGREEMENT shall be extended for an additional three (3) year and three (3) month term, commencing on July 1, 2026 and terminating September 30, 2029 (the "extension").
2. CITY will pay SHERIFF an annual sum of Two Hundred Twenty-six Thousand, Seven Hundred Fifty-two Dollars and No Cents (\$226,752.00) for services of the dispatchers provided pursuant to the AGREEMENT. Such compensation shall be invoiced by SHERIFF in equal quarterly installments of Fifty-six Thousand Six Hundred Eighty-eight Dollars and No Cents

(\$56,688.00) beginning July 1, 2026. Additional 3 month period (July 1, 2029 – September 30, 2029) will be pro-rated based on the then current annual sum. Invoices shall be paid within fifteen (15) days of receipt. This amount is based on the Florida Legislature’s Office of Economic and Demographic Research stated population for the CITY in 2025, of 18,896 at \$12 per person (18,896 x \$12 = \$226,752.00). The amount of compensation owed under the contract will be automatically adjusted on October 1 of each year. The amount of the automatic adjustment will be based on the Florida Legislature’s Office of Economic and Demographic Research Office’s published population estimate for the CITY on April 1 of the corresponding year, times \$12 per person.

3. All terms and conditions of the AGREEMENT not otherwise addressed or amended above shall remain in full force and effect for the RENEWAL Term.

IN WITNESS WHEREOF, the PARTIES have made and executed this RENEWAL on the respective dates under each signature. The CITY, through its City Council, signing by and through its Mayor, authorized to execute same by council on the _____ day of _____, 2026, and Peyton C. Grinnell, as SHERIFF of Lake County, Florida.

CITY
On this ___ day of _____, 2026

BY: _____
James Homich, as Mayor
City of Mount Dora

SHERIFF
On this 26 day of MAY, 2026

BY: Peyton C. Grinnell
Peyton C. Grinnell, as Sheriff
of Lake County, Florida

Attest:

Jeanann Hand, City Clerk



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Extension of the Lease Agreement with Episcopal Children's Services, Inc. for Mount Dora Head Start located at 1560 N. Highland Street

Introduction:

Request approval of the extension of the Lease Agreement with Episcopal Children's Services, Inc. for Mount Dora Head Start located at 1560 North Highland Street.

Discussion:

The City entered into a Lease Agreement with Episcopal Children's Services, Inc. on August 1, 2016, for the City-owned property located at 1560 N. Highland Street. Episcopal Children's Services, Inc., also known as ECS4Kids, operates the Mount Dora Head Start program at this location.

Head Start provides early childhood education and family support services for eligible children and families. Program services include school readiness activities, early learning, health and developmental screenings, nutrition support, mental health resources, and services for children with disabilities. ECS4Kids also supports families through parent engagement, family literacy, and related resources intended to strengthen child development and school readiness.

Approval of the extension will allow continued delivery of Head Start services at the North Highland Street location while preserving the City's partnership with ECS4Kids.

Budget Impact:

The original lease agreement provides for nominal rent of \$1.00 per year in recognition of Episcopal Children's Services, Inc.'s not-for-profit status and the community benefit provided through the Head Start program. The proposed amendment extends the lease term through August 1, 2031, with all other lease terms remaining in full force and effect.

While the lease generates only nominal revenue, continuation of the agreement supports the provision of free early childhood education, family support services, health and developmental

screenings, nutrition support, mental health resources, and services for children with disabilities for eligible families in the community. The premises remain City-owned, and any major capital needs associated with the City’s ownership of the facility, such as roof replacement or other significant building systems, would be evaluated separately through the City’s normal budget and capital improvement planning process.

Strategic Impact:

The proposed lease extension supports the City's commitment to providing high-quality services and programs that benefit residents of all ages. Continued use of the facility for Head Start services supports access to early childhood education, family resources, and school readiness programs for Mount Dora families.

Recommendation:

City Council approve the Extension of the Lease Agreement with Episcopal Children's Services, Inc. for Mount Dora Head Start located at 1560 N. Highland Street and authorize the Mayor to execute the agreement, subject to final review and approval by the City Attorney.

Attachment(s):

1. Attachment #1 Episcopal Childrens Sevices Head Start with Lease Amendment #1 (Informational)
2. Amendment 2 Episcopal Childrens Services Head Start

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Adam Sumner, Community Development Director

Troy Shonk, Parks & Recreation Director

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/2/2026

Approved - 6/3/2026

Approved - 6/3/2026

Approved - 6/4/2026

Approved - 6/4/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026

EPISCOPAL CHILDREN'S SERVICES, INC. LEASE AGREEMENT RELATING TO COMMUNITY CENTER

This Lease Agreement (Agreement) is entered into as August 1, 2016 (Commencement Date), the date of execution notwithstanding, Between the Episcopal Children's Services, Inc., a Florida not for profit, (hereinafter the "Tenant"), whose address is 8443 Baymeadows Road, Suite 1, Jacksonville, Florida 322564, and the City of Mount Dora, Florida (hereinafter the "City"), a municipal corporation of the State of Florida, holding tax exempt status, whose address is 510 N. Baker Street, Mount Dora, Florida 32757.

Whereas, the City and Tenant desire to enter a lease agreement whereby the Tenant may use the Premises for the operation of a Head Start and/or Early Head Start childhood learning and day care services center to children from birth through 5 years old (collectively referred to as the "Services"); and

Whereas, the City and Tenant desire to commence a relationship as City and Tenant relative to the Premises pursuant to the terms and conditions of this Agreement: and

Whereas, the City and Tenant agree that there are no other parties in possession of the Premises and the City ratifies the fact that all prior leases have been terminated and that no person or entity has the right to occupy the Premises.

WITNESSETH:

SECTION 1. LEASE OF PREMISES. Subject to the terms hereof, and to zoning and restrictions of record, and in consideration of the mutual benefits and obligations set forth hereafter, the City leases to the Tenant and the Tenant leases from the City the Premises located in Lake County, Florida as described generally as the school which is located at 1560 North Highland Street in the City of Mount Dora, Florida 32757-7112.

SECTION 2. TERM OF AGREEMENT. This Agreement shall be for a term commencing on of August 1, 2016 (the "Commencement Date") and run for a period of 5 years, beginning on the Commencement Date. This Agreement is renewable upon the mutual written consent of both parties for an unlimited number of additional five-year terms beginning on the expiration of the current term. In the event one party desires to renew this Agreement, the requesting party shall notify the other party in writing of such request to renew within at least 60 days of the termination date of the then current term. The other party shall respond to the requesting party within 30 days of receipt of said request to renew.

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SECTION 3. RENT. The Tenant shall pay to the City during the term of this Agreement, Rent as follows: The Tenant shall pay to the City \$1.00 per year, plus applicable taxes, if any, payable on the first day of each year in each term. Upon each renewal term, the parties shall mutually agree upon the rent for such renewal term (no less than 90 days prior to the commencement of the renewal term) or this Agreement shall terminate at the end of the then current term. Additionally, the Tenant promises to provide the services as set forth in Section 4 during the term of this Agreement.

SECTION 4. USE. The Tenant may use and occupy the Premises for the sole and exclusive use of operating an early childhood learning and day care services center to children from birth through five years old and for services related thereto during the term of this Agreement. The Tenant shall not use the Premises in a disreputable, ultra-hazardous or unlawful manner, or in any manner that would constitute a public or private nuisance. The Tenant shall not perform any acts on the Premises that would generate noxious odors or annoying noises. The Tenant shall ensure that City owned property is kept in good order and condition during the use of the Premises by the Tenant. The Tenant plans to operate a school 52 weeks per year and will observe 11 scheduled holidays. The Tenant shall operate the day care center Monday through Friday from approximately 6:00 a.m. until approximately 6:00 p.m. based on daily operational needs. The Tenant shall be solely responsible for accepting children into the day care program. The City acknowledges that it will have no responsibilities or obligations with respect to such decisions or actions by the Tenant. The Tenant shall hire and manage all of the personnel necessary to properly operate the school. Personnel will be employees of the Tenant and will not be affiliated with the City. The Tenant shall be solely responsible for the cost, content and distribution of all marketing and advertising related to the school. The City shall allow the Tenant to erect a sign and an outdoor banner, conspicuously displayed on the Premises, advertising the opening and enrollment for the day care center; provided, however, that the banner and any signage shall be subject to approval in accordance with applicable City codes and ordinances. The Tenant shall outfit each classroom with equipment and supplies necessary to provide appropriate services and those assets provided by and paid for by the Tenant are and will remain the property of the Tenant, after expiration or termination of this Agreement. The Tenant shall provide the services as long as it has the Head Start grant to do so. It is understood by the City, if the Tenant loses the Head Start Grant or if its funding is otherwise insufficient to support the Tenant's intended use of the Premises, the Tenant will no longer need the use of the Premises and Tenant may terminate this Agreement without prejudice by written notice to City which termination shall be effective as of the date of such notice.

SECTION 5. HAZARDOUS SUBSTANCES. The Tenant shall not use, store, generate, dispose of, release or otherwise handle or possess any hazardous substance on or about the Premises. Should the Tenant violate this provision,

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then the Tenant shall indemnify, defend, and hold City harmless from all claims, charges, penalties, fines, liabilities, costs (including clean-up costs), and all other obligations and expenses arising directly or indirectly from such violation subject to the limitations set forth in State law.

SECTION 6. QUIET ENJOYMENT. Upon paying the Rent and performing all other covenants and obligations under this Agreement, the Tenant shall hold the Premises reasonably free from disturbance during the time periods of occupancy to which the Tenant is entitled.

SECTION 7. REDELIVERY. The Tenant covenants that at the termination of this Agreement, whether by expiration, default or otherwise, the Tenant shall promptly re-deliver the Premises to the City free from subtenancies and in the condition the Premises are presently in, reasonable use and wear excepted.

SECTION 8. ACCEPTANCE OF PREMISES. The Tenant acknowledges that the City has made no representation or warranty that the Premises are fit for the Tenant's intended use. The Tenant has inspected the Premises, and the Tenant accepts the Premises "as is". The City may use or otherwise lease or license the Premises for use by the City or others during the time periods when the Tenant is not entitled to occupy or use the Premises. This is a commercial lease in which the parties have acted in an arm's length manner.

SECTION 9. INDEMNIFICATION/LIABILITY/LOSS/INSURANCE. The Tenant shall indemnify, defend and save the City harmless from and against all claims, demands, obligations, liabilities, penalties, fines, charges, costs and expenses including, but not limited to, attorney's fees, costs and expenses for the defense thereof, arising from the Tenant's activities at the Premises. The Tenant shall at all times during the term(s) of this Agreement obtain, acquire, and maintain in full force and effect comprehensive general liability and property damage insurance for the Premises, including insurance against loss by fire, windstorm, flood, and other casualty or events customarily included in extended coverage policies with "all risk" endorsements, with coverage amounts acceptable to the City and in at least the limits established by the State of Florida for day care facilities, but not less than \$1,000,000. Further, the Tenant shall obtain workers' compensation insurance in accordance with State law, if applicable. The insurers issuing such policies, and the amount, form and substance of such policies must be satisfactory to the City, and shall name the City and the Tenant as insureds or additional insureds, as their interests may appear such as, but not limited to, abuse or molestation coverage. Prior to its occupancy of the Premises and annually thereafter as requested by the City, the Tenant shall furnish to the City certificates of the insurers providing the insurance required hereby certifying that such coverages are in full force and effect. Should the Tenant fail to provide any of the foregoing insurance required to be obtained by the Tenant, the City, after reasonable notice, may (but shall not be obligated to) obtain same itself and the Tenant upon demand shall reimburse the City for all reasonable amounts

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expended by the City. The Tenant shall maintain policies providing the above-stated insurance protection, each policy containing a requirement that, in the event of change or cancellation, 30 days' prior written notice be sent by mail to the City.

SECTION 10. NO ASSIGNMENT WITHOUT CONSENT. The Tenant shall not assign this Agreement or any of the Tenant's rights hereunder without first obtaining the written consent of City.

SECTION 11. DEFAULT/TERMINATION.

(a). The City, at its option, may terminate this Agreement: (a) if any Rent due hereunder is not paid when due; or (b) if the Premises are used for some purpose other than the use authorized herein; or (c) if the Tenant has failed to cure a default in the performance of any other provision of this Agreement or any rule or regulation set forth herein within 30 days after receipt of written notice of such default. In the event that the City elects to terminate this Agreement, then, upon the expiration of the aforesaid 30-day notice period and the cure period set forth herein, the Tenant shall remain liable for damages to the maximum extent provided herein or permitted by law; provided, however, that Tenant shall not be liable for any consequential, special, indirect or punitive damages.

(b). Time is of the essence of this Agreement, except that in the event either party hereto shall be delayed or hindered in, or prevented from, the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, terrorism, unusual weather or storm, or other act of God, or for other reasons of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Agreement (all of such reasons or causes being referred to in this Agreement as "force majeure"), then performance of such acts shall be excused for the period of the delay and the period of the performance of such act shall be extended for a period equivalent to the period of such delay. The term "force majeure" however shall not apply to the failure to pay rent or other sums due hereunder, nor to any delay related to a party's financial distress or the party's inability to pay or receive funds.

(c). Additionally, without cause or a default, either party may terminate this Agreement on 90 days' written notice to the other party.

SECTION 12. DESTRUCTION OF PREMISES. In the event that the Premises or a portion thereof is destroyed or damaged by fire or other casualty such that the Premises are not usable for the stated intended purposes, then either party may terminate the provisions of this Agreement.

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SECTION 13. LIABILITY FOR LOSS OF PERSONAL PROPERTY. All personal property placed or moved in the Premises shall be at the risk of the Tenant. The City shall not be liable for any damage to person or to property occurring on the Premises or related to the Tenant's use thereof.

SECTION 14. ALTERATIONS. The Tenant shall not make any structural alterations or additions to the Premises without the prior written consent of City, which consent shall not be unreasonably withheld, conditioned or delayed. No consent is required for non-structural alterations or additions. Any permanent alterations or additions made by the Tenant during the term will become the property of City upon the expiration or termination of this Agreement. Any alterations so approved by City shall (a) be made in a good and workmanlike manner; (b) be paid for in full by the Tenant; (c) be made with materials of comparable or better quality than are already in place; and (d) not weaken the Premises or cause a reduction in fair market value of the Premises.

SECTION 15. ACCESS TO PREMISES. The City may enter the Premises at any time for the protection or preservation of the Premises.

SECTION 16. COST OF COLLECTION AND ATTORNEY'S FEES. In the event of legal proceedings between the parties, the prevailing party in such proceedings shall be entitled to have its costs and attorneys' fees, including costs and attorneys' fees for appellate proceedings, paid by the non-prevailing party.

SECTION 17. LIENS. The Tenant agrees to keep the Premises free and clear of any lien or encumbrance of any kind whatsoever created by Tenant's acts or omissions and the Tenant shall indemnify and defend the City against any claim or action brought to enforce any lien imposed on the Premises because of the Tenant's negligent act or omission. Except as specifically provided otherwise herein, the Tenant shall have 15 days after receiving notice of any such lien or encumbrance to have such removed. If the Tenant fails to have such removed within that time, the Tenant shall be in default.

SECTION 18. WAIVER. No act of a party shall be deemed a waiver of any of the party's rights hereunder, unless such waiver is specifically made in writing. A party's forbearance to enforce any rights hereunder or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance, nor shall such forbearance stop the party from exercising any available rights or remedies or from requiring strict compliance in the future. The City's acceptance of any late or inadequate performance including, but not limited to, late or insufficient payments of Rent, shall not constitute a waiver or forfeiture of the City's right to treat such performance as an event of default or to require timely and adequate performance in the future.

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SECTION 19. NOTICES. All notices or other communication required or permitted to be given pursuant to this Agreement shall be in writing and shall be construed as properly given if mailed by registered or certified mail with return receipt requested. It is agreed that notice so mailed shall be reasonable and effective upon the expiration of 3 business days after its deposit. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notice, the addresses of the parties shall be the address as follows:

For the City:

City Manager
The City of Mount Dora
510 North Baker St.
Mount Dora, FL 32757

For the Tenant:

Episcopal Children's Services, Inc.
8443 Baymeadows Road, Suite 1
Jacksonville, Florida 32256

SECTION 20. CONSTRUCTION. Whenever the context permits, or requires the use of the singular in this Agreement shall include the plural and the plural shall include the singular. Any reference herein to one gender shall likewise apply to the other gender and to the neuter; and any reference herein to the neuter shall refer likewise to one or both genders. Any reference herein to a person shall include trusts, partnerships, corporations, and other entity, as appropriate.

SECTION 21. CAPTIONS. The captions to the provisions of this Agreement are for convenience and reference only and in no way define, limit or describe the scope or intent of this Agreement nor in any way effect the substance of this Agreement.

SECTION 22. APPLICABLE LAW/VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall be in the Fifth Judicial Circuit Court in and for Lake County, Florida.

SECTION 23. SURVIVABILITY. The parties agree that all of the Tenant's indemnities, representations and warranties made herein, shall, to the extent and limits permitted by law, survive the termination or expiration of this Agreement and that the termination or expiration hereof shall not release the Tenant from any accrued, unfulfilled or unsatisfied liabilities or obligations arising from the negligence of the Tenant during the term of this Agreement.

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SECTION 24. MERGER. No prior or present agreements or representations shall be binding upon the parties hereto unless incorporated in this Agreement. No modification or change in this Agreement shall be valid or binding upon the parties unless a writing is executed by the parties to be bound thereby. To the extent that the parties have entered any prior agreement(s), it/they are hereby repealed and superseded. The parties acknowledge that this Agreement constitutes the entire agreement between the parties relating to the within subject matter and that there are no agreements, understanding restrictions, warranties, representations, or covenants between the parties relating to this subject matter other than those set forth in this Agreement.

SECTION 25. PARTIES BOUND. This Agreement shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors and assigns of the parties. In the event that the City or any successor-owner of the Premises shall convey or otherwise dispose of the Premises, all liabilities and obligations of the City, or any successor-owner as the City, to the Tenant under this Agreement shall terminate upon such conveyance or disposal and the giving of written notice thereof to the Tenant.

SECTION 26. SEVERABILITY. If any provision of this Agreement should be in conflict with any public policy, statute or rule of law, or is otherwise determined to be invalid or unenforceable, then such provision shall be deemed null and void to the extent of such conflict, but without invalidating the remaining provisions.

SECTION 27. ACCORD AND SATISFACTION. No payment by the Tenant or receipt by the City of a lesser amount than the Rent herein stipulated shall be deemed to be other than on account of the earlier Rent, nor shall any endorsement or statement on any check or any letter accompanying any check or Rent payment be deemed an accord and satisfaction. The City may accept such check or payment without prejudice to the City's right to recover the balance of such Rent or pursue any other remedy provided in this Agreement. Payments shall be credited on the first amount due relative to any payment made.

SECTION 28. TIME PERIODS. Time is of the essence in this Agreement. Any reference herein to time periods of less than 6 days shall exclude Saturdays, Sundays and legal holidays; and any time period provided for herein that ends on a Saturday, Sunday or legal holiday shall extend to 5:00 PM of the next full business day.

SECTION 29. RECORDING. This Agreement shall not be recorded in the Land Records of Lake County.

SECTION 30. AUTHORITY OF SIGNATORIES. The signatories to this Agreement hereby represent that they have the lawful authority to execute this Agreement. To that end, the parties hereby represent, covenant, and warrant that each signature appearing on this Agreement is authorized, genuine, and is freely,

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knowingly, and willfully affixed and that each of the undersigns have the power, right, and authority to execute this Agreement and to carry out the intent thereof, and that the execution and delivery of this Agreement shall not violate or contravene any agreement, under which any party is bound or which requires a consent of any other person.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the date stated.

ATTEST:

EPISCOPAL CHILDREN'S SERVICES, INC.

Teresa Matheny
Witness
Printed Name: Teresa Matheny

Connie Stophel
Connie Stophel
Chief Executive Officer

Erin Fleming
Additional Witness
Printed Name: ERIN FLEMING

ACKNOWLEDGMENT

STATE OF FLORIDA)

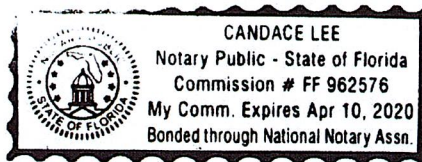
COUNTY OF LAKE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Connie Stophel, as Chief Executive Officer of Episcopal Children's Services, Inc., a Florida not for profit corporation, on behalf of such corporation, and acknowledged executing the same in the presence of subscribing witnesses freely and voluntarily and they are personally known to me or provided _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of August, 2016.

(Affix Notary Seal)

Candace Lee
Notary Public; State of Florida
Print Name: Candace Lee



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ATTEST:

CITY OF MOUNT DORA, FLORIDA


Gwen Johns, City Clerk


Nick Girone, Mayor

Approved as to form and legality:


Lonnie Groot, City Attorney

Witness

Printed Name: misty Elder

Additional Witness

Printed Name: Kim D. Leinbach

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**AMENDMENT 1 TO EPISCOPAL CHILDREN'S SERVICES, INC.
LEASE AGREEMENT RELATING TO COMMUNITY CENTER**

THIS AMENDMENT 1 is made by and between the Episcopal Children's Services, Inc., a Florida not for profit, (Tenant), 8649 Baypine Road, Suite 300, Jacksonville, Florida 32256 and the City of Mount Dora, a municipal corporation of the State of Florida (City), 510 N. Baker Street, Mount Dora, Florida 32757.

WHEREAS, the parties entered into a Lease Agreement (Lease) on August 1, 2016; and

WHEREAS, the Lease allows for extensions to the term of the Lease; and

WHEREAS, the parties have determined that it is in their mutual best interest to amend the Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Tenant and the City agree as follows:

1. Section 2. Term of Agreement, is hereby amended to extend the term from August 1, 2021 through August 1, 2026.
2. All of the terms and conditions of the Lease shall remain in full force and effect, and to the extent of any conflict between this Amendment 2 and the Lease between the parties, this Amendment 1 shall prevail.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this 5th day of DECEMBER, 2022.

CITY OF MOUNT DORA

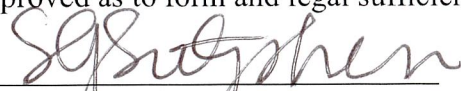


CRISSY STILE, MAYOR

ATTEST:


Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency


Sherry G. Sutphen, City Attorney

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EPISCOPAL CHILDREN'S SERVICES, INC.
(TENANT)

Connie Stophel

Print: Connie Stophel

Title: Chief Executive Officer

WITNESS:

By: Emily Neuschwanter

Print: Emily Neuschwanter

WITNESS:

By: Teresa Matheny

Print: Teresa Matheny

**AMENDMENT 2 TO EPISCOPAL CHILDREN’S SERVICES, INC.
LEASE AGREEMENT RELATING TO COMMUNITY CENTER**

THIS AMENDMENT 2 is made by and between Episcopal Children’s Services, Inc., a Florida Not For Profit Corporation (“Tenant”), with its principal address at 8649 Baypine Road, Suite 300, Jacksonville, Florida 32256 and the City of Mount Dora, a Florida Municipal Corporation, located at 510 N. Baker Street, Mount Dora, Florida 32757 (“City”).

WHEREAS, the parties originally entered into a Lease Agreement (the “Lease”) on August 1, 2016, through August 1, 2021; and

WHEREAS, the Lease allows for extensions to the term of the Lease; and

WHEREAS, the parties extended the Lease term through August 1, 2026, via Amendment 1 to the Lease; and

WHEREAS, the parties have determined that it is in their mutual best interest to further amend the Lease by extending the Lease term through August 1, 2031.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Tenant and the City agree as follows:

1. “Section 2. Term of Agreement” of the Lease is hereby amended to extend the term of the Lease an additional five (5) years to August 1, 2031.
2. All of the terms and conditions of the Lease shall remain in full force and effect, and to the extent of any conflict between this Amendment 2 and the Lease, as amended, between the parties, this Amendment 2 shall prevail.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this ____ day of June 2026.

CITY OF MOUNT DORA

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Patrick Brackins, City Attorney

**EPISCOPAL CHILDREN'S SERVICES,
INC.**

Print: _____

Title: _____



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Ratification of the Thirty-second and Thirty-third Extensions of Resolution No. 2025-45, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event

Introduction:

This is a request for Council to ratify the Thirty-second and Thirty-third Extensions of Resolution No. 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event.

Discussion:

Section 252.38(3)(a)(5), Florida Statutes, authorizes municipalities to declare a local state of emergency for a duration of seven (7) days, which may be extended in additional seven-day increments as necessary. During such time, the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take any prudent action necessary to ensure the health, safety, and welfare of the community.

On October 27, 2025, in response to the flooding event occurring between October 26 and October 27, 2025, Mayor Homich signed Resolution No. 2025-45, declaring a local state of emergency within all territory inside the legal boundaries of the City of Mount Dora for a seven-day duration. On the same date, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency. On October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event.

City of Mount Dora Resolution No. 2025-45 was ratified at a City Council Special Meeting on October 29, 2025, at which a quorum of the City Council was present.

Chapter 252, *Florida Statutes*, and Resolution 2025-45 permit the mayor, City Manager or his or her designee, to extend a local state of emergency if a quorum of the City Council is unavailable. Due to the ongoing suffering caused by the October 26-27, 2025 Flood Event, and to ensure the

health, safety, and welfare of the community, its residents, and public facilities, the local state of emergency was further extended for all territory within the legal boundaries of the City of Mount Dora for additional 7-day durations, up to and including January 26, 2026. Further extensions may be issued when prudent by the mayor or city manager or his or her designee in the absence of a quorum of the City Council.

City Council Extension to State of Emergency Approval History:

Extension	Date Adopted/Signed	Date Ratified by City Council	Extension Expires
1st	11/03/2025	11/04/2025	11/10/2025
2nd	11/10/2025	11/18/2025	11/17/2025
3rd	11/17/2025	11/18/2025	11/24/2025
4th	11/24/2025	12/02/2025	12/01/2025
5th	12/01/2025	12/02/2025	12/08/2025
6th	12/08/2025	12/16/2025	12/15/2025
7th	12/15/2025	12/16/2025	12/22/2025
8th	12/22/2025	01/06/2026	12/29/2025
9th	12/29/2025	01/06/2025	01/05/2026
10th	01/05/2026	01/06/2026	01/12/2026
11th	01/12/2026	01/20/2026	01/19/2026
12th	01/19/2026	01/20/2026	01/26/2026
13th	01/26/2026	02/03/2026	02/02/2026
14th	02/02/2026	02/03/2026	02/09/2026
15th	02/09/2026	02/17/2026	02/16/2026
16th	02/16/2026	02/17/2026	02/23/2026
17th	02/23/2026	03/03/2026	03/02/2026
18th	03/02/2026	03/03/2026	03/09/2026
19th	03/09/2026	03/17/2026	03/16/2026
20th	03/16/2026	03/17/2026	03/23/2026
21st	03/23/2026	04/07/2026	03/30/2026
22nd	03/30/2026	04/07/2026	04/06/2026
23rd	04/06/2026	04/07/2026	04/13/2026
24th	04/13/2026	04/21/2026	04/20/2026
25th	04/20/2026	04/21/2026	04/27/2026
26th	04/27/2026	05/05/2026	05/04/2026
27th	05/04/2026	05/05/2026	05/11/2026
28th	05/11/2026	05/19/2026	05/18/2026
29th	05/18/2026	05/19/2026	05/25/2026
30th	05/25/2026	06/02/2026	06/01/2026
31st	06/01/2026	06/02/2026	06/08/2026
32nd	06/08/2026	06/16/2026	06/15/2026
33rd	06/15/2026	06/16/2026	06/22/2026

Budget Impact:

In the event any expenses are incurred as a result of the flood event, a budget amendment will be presented to City Council as potential reimbursements are received, indicating the fund accounts to be adjusted as a result of emergency expenses.

Strategic Impact:

Strategic Initiative 3: Strengthen and Expand Mount Dora’s Infrastructure

Recommendation:

City Council ratify the Thirty-second and Thirty-third Extensions of Resolution No. 2025-45, Local State of Emergency Related to the October 26-October 27, 2025 Flood event.

Attachment(s):

1. 0616.2026.THIRTY-SECOND EXTENSION OF RESOLUTION 2025-45
2. 0616.2026.THIRTY-THIRD EXTENSION OF RESOLUTION 2025-45

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/1/2026

Approved - 6/3/2026

Approved - 6/4/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026

THIRTY-SECOND EXTENSION OF RESOLUTION 2025-45

WHEREAS, on October 27, 2025, the City of Mount Dora declared a local state of emergency by adoption of Resolution No. 2025-45 due to severe flooding resulting from significant rainfall occurring on October 26 and October 27, 2025; and

WHEREAS, on October 27, 2025, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency; and

WHEREAS, on October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event; and

WHEREAS, on October 29, 2025, the City Council adopted and ratified Resolution 2025-45; and

WHEREAS, the flooding caused overflowing waterways, saturated soils, damage to public and private property, disruption of City services, and threats to the health, safety, and welfare of residents, visitors, and public facilities; and

WHEREAS, the City, its residents, and its facilities continue to suffer the effects of the flooding event, and emergency response, recovery, and mitigation efforts remain necessary; and

WHEREAS, Section 252.38(3)(a)(5), Florida Statutes, provides that the City may declare a local state of emergency for a 7-day duration, which may be extended as necessary in 7-day increments, during which the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take whatever prudent action is necessary to ensure the health, safety, and welfare of the community; and

WHEREAS, Chapter 252, Florida Statutes, and Resolution 2025-45 permit the Mayor, City Manager, or his or her designee, to declare and extend a local state of emergency if a quorum of the City Council is unavailable; and

WHEREAS, a quorum of the City Council was unavailable to convene prior to the expiration of the initial 7-day emergency period; and

WHEREAS, on November 3, 2025, the City extended the declared local state of emergency until November 10, 2025; and

WHEREAS, the First Extension of Resolution No. 2025-45 was ratified by City Council at the Regular Session held November 4, 2025; and

WHEREAS, the declared local state of emergency has been extended in additional seven (7)-day increments thereafter and each extension has been duly ratified by the City Council; and

WHEREAS, it is the intent of the City of Mount Dora to extend Resolution No. 2025-45 due to the ongoing impacts of the flooding event and to ensure the continued protection of the health, safety, and welfare of the community, its residents, and public facilities.

NOW, THEREFORE, BE IT RESOLVED that effective June 8, 2026, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including June 15, 2026.

Further extensions may be issued when prudent by the Mayor, City Manager, or his or her designee in the absence of a quorum of the City Council.

PASSED AND ADOPTED this ___ day of _____, 2026

RATIFIED AT A THE _____, 2026 CITY COUNCIL REGULAR SESSION.

JAMES HOMICH, MAYOR
City of Mount Dora, Florida

Vince Sandersfeld, City Manager

ATTEST:

Jeanann Hand
City Clerk

For the use and reliance of the City of Mount Dora only. Approved as to form and legal sufficiency

Patrick Brackins
City Attorney

THIRTY-THIRD EXTENSION OF RESOLUTION 2025-45

WHEREAS, on October 27, 2025, the City of Mount Dora declared a local state of emergency by adoption of Resolution No. 2025-45 due to severe flooding resulting from significant rainfall occurring on October 26 and October 27, 2025; and

WHEREAS, on October 27, 2025, pursuant to Emergency Order No. 2025-1, the Lake County Board of County Commissioners also declared a local state of emergency; and

WHEREAS, on October 29, 2025, Governor Ron DeSantis issued Executive Order No. 25-213, declaring a state of emergency in Lake County and other affected areas of Central Florida due to the same flooding event; and

WHEREAS, on October 29, 2025, the City Council adopted and ratified Resolution 2025-45; and

WHEREAS, the flooding caused overflowing waterways, saturated soils, damage to public and private property, disruption of City services, and threats to the health, safety, and welfare of residents, visitors, and public facilities; and

WHEREAS, the City, its residents, and its facilities continue to suffer the effects of the flooding event, and emergency response, recovery, and mitigation efforts remain necessary; and

WHEREAS, Section 252.38(3)(a)(5), Florida Statutes, provides that the City may declare a local state of emergency for a 7-day duration, which may be extended as necessary in 7-day increments, during which the City may waive procedures and formalities otherwise required by general law, ordinance, or local policy, and may take whatever prudent action is necessary to ensure the health, safety, and welfare of the community; and

WHEREAS, Chapter 252, Florida Statutes, and Resolution 2025-45 permit the Mayor, City Manager, or his or her designee, to declare and extend a local state of emergency if a quorum of the City Council is unavailable; and

WHEREAS, a quorum of the City Council was unavailable to convene prior to the expiration of the initial 7-day emergency period; and

WHEREAS, on November 3, 2025, the City extended the declared local state of emergency until November 10, 2025; and

WHEREAS, the First Extension of Resolution No. 2025-45 was ratified by City Council at the Regular Session held November 4, 2025; and

WHEREAS, the declared local state of emergency has been extended in additional seven (7)-day increments thereafter and each extension has been duly ratified by the City Council; and

Thirty-third Extension of Resolution No. 2025-45

Page 1 of 2

WHEREAS, it is the intent of the City of Mount Dora to extend Resolution No. 2025-45 due to the ongoing impacts of the flooding event and to ensure the continued protection of the health, safety, and welfare of the community, its residents, and public facilities.

NOW, THEREFORE, BE IT RESOLVED that effective June 15, 2026, the City of Mount Dora does hereby extend the previously declared local state of emergency for all territory within the legal boundaries of the City of Mount Dora for an additional 7-day duration, up to and including June 22, 2026.

Further extensions may be issued when prudent by the Mayor, City Manager, or his or her designee in the absence of a quorum of the City Council.

PASSED AND ADOPTED this ___ day of _____, 2026

RATIFIED AT A THE _____, 2026 CITY COUNCIL REGULAR SESSION.

JAMES HOMICH, MAYOR
City of Mount Dora, Florida

Vince Sandersfeld, City Manager

ATTEST:

Jeanann Hand
City Clerk

For the use and reliance of the City of Mount Dora only. Approved as to form and legal sufficiency

Patrick Brackins
City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026
TO: Honorable Mayor and City Council Members
FROM: Vince Sandersfeld, City Manager
SUBJECT: Request Approval of Meeting Minutes

Introduction:

This is a request for Council to approve meeting minutes.

Discussion:

The City Clerk prepares minutes and presents them to City Council as an opportunity to make suggestions or corrections prior to final approval.

Budget Impact:

N/A

Strategic Impact:

N/A

Recommendation:

Council approve meeting minutes.

Attachment(s):

1. 05.19.2026.City Council Minutes_DRAFT (2)

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 6/8/2026



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES**

Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
May 19, 2026, 6:00 p.m.

CALL TO ORDER

Having been duly advertised as required by law, Mayor Homich called the meeting to order at 6:00 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and the Pledge of Allegiance were led by Mayor Homich.

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, District 1, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PRESENTATIONS

1. Certificate of Recognition-Edson and Carla Pereira, Piglet's Pantry

The City Council recognized Edson and Carla Pereira for their 29 years of service and dedication as owners of Piglet's Pantry. Council members expressed appreciation for their longstanding contributions to the Mount Dora community and downtown business district. Discussion also included acknowledgment of annual community fundraisers and appreciation for volunteers and contributors involved in those efforts.

PUBLIC COMMENT

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

MOTION BY COUNCILMEMBER BRYANT TO REORDER THE AGENDA SO THAT PUBLIC HEARING ITEM TWO, THE ADOPTION OF RESOLUTION NO. 2026-18, NAMING THE FRANK BROWN SPORTS COMPLEX FOOTBALL FIELD (JOHNNY JAMES "TONK" COPELAND FOOTBALL FIELD) BECAME THE FIRST ITEM AFTER THE APPROVAL OF THE CONSENT AGENDA AND REGULAR AGENDA; MOTION SECONDED BY COUNCILMEMBER ROLFSON. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

1. Request Approval of the First Amendment to the Piggyback Agreement Between the City of Mount Dora and Redzone Robotics Inc. for Sanitary Sewer and Manhole Inspections and Mapping Services
2. Request Ratification of HMGP Grant Application for the Dogwood Mountain Retention Pond
3. Request Approval of School Resource Officer Program at Round Lake Charter School
4. Request Approval of School Resource Officer Program at Mount Dora High, Mount Dora Middle and Triangle Elementary Schools
5. Request Approval of Agreement with Lamar Airport Advertising for Annual Tourism Campaign
6. Request Ratification of Corrected Task Authorization with Faden Builders for Repairs to the 3rd Avenue and Baker Street Parking Lot
7. Request Ratification of the Twenty-eighth and Twenty-ninth Extensions of Resolution No. 2025-45, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event
8. Request Approval of Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA AND THE REGULAR AGENDA WITH THE REORDERING OF RESOLUTION NO. 2026-18; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS – RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution No. 2026-18, Naming the Frank Brown Sports Complex Football Field (Johnny James "Tonk" Copeland Football Field) (**Moved from its original position on the agenda as Public Hearing Item Two.*)

Mr. Brackins read Resolution No. 2026-18 by title only.

RESOLUTION NO. 2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA DECLARING THE FOOTBALL FIELD LOCATED AT THE FRANK BROWN SPORTS COMPLEX TO BE NAMED IN HONOR OF JOHNNY JAMES "TONK" COPELAND; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR AUTHORITY TO THE MAYOR TO EXECUTE; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Council considered Resolution 2026-18, naming the football field at the Frank Brown Sports Complex in honor of Johnny James “Tonk” Copeland.

Staff presented the resolution and confirmed that the request was consistent with the City’s naming policy. Several speakers provided testimony regarding Mr. Copeland’s decades of service to youth athletics and the Mount Dora community. Speakers shared personal stories highlighting his mentorship, support for local families, and commitment to providing opportunities for children through sports and community involvement.

The name “James” would be removed from the resolution and the official name of the field would be Johnny “Tonk” Copeland.

Mayor Homich opened public comment.

Vanesia Muldrow, the niece of Mr. Copeland, spoke about the positive impact Mr. Copeland had on the community.

Mr. Copeland’s nephew also shared his thoughts with those present, relating first-hand stories of Mr. Copeland’s influence on local youth.

Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2026-18 WITH CHANGES NOTED; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

Staff was directed to coordinate signage and implementation details for the named field in collaboration with the Copeland family.

ACTION ITEMS

1. Request Approval of Structure Lease Agreement Between the City of Mount Dora and New Cingular Wireless PCS, LLC for Telecommunications Facility at 1207 N. Tremain Street (Water Tower)

Council reviewed and approved a structural lease agreement between the City of Mount Dora and New Singular Wireless PCS LLC for telecommunications equipment located on a City water tower.

Staff explained the terms of the 10-year agreement and discussed the anticipated revenue generated for the City. Council discussion included existing telecommunications providers utilizing the tower and the importance of improving cellular service capacity during large community events.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE STRUCTURE LEASE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND NEW CINGULAR WIRELESS PCS, LLC FOR TELECOMMUNICATIONS FACILITY AT 1207 N. TREMAIN STREET (WATER TOWER); COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

2. Request Adoption of Resolution No. 2026-17, Adopting the Lake County Multi-Jurisdictional Hazard Mitigation and Resilience Plan

Mr. Brackins read Resolution No. 2026-17 by title only.

RESOLUTION NO. 2026-17

A RESOLUTION OF THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA APPROVING AND ADOPTING THE 2026 LAKE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION AND RESILIENCE PLAN; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Council considered Resolution 2026-17, adopting the Lake County Multi-Jurisdictional Hazard Mitigation and Resilience Plan.

Staff explained that adoption of the plan is necessary to maintain eligibility for FEMA grant opportunities and future hazard mitigation funding. Council discussed the importance of remaining compliant with FEMA requirements and confirmed updates to team membership associated with the plan.

Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION NO. 2026-17, ADOPTING THE LAKE COUNTY MULTIJURISDICTIONAL HAZARD MITIGATION AND RESILIENCE PLAN; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

CITY MANAGER'S REPORT

The City Manager provided an update regarding the Donnelly Street Restoration Project and the upcoming ribbon-cutting ceremony. Remarks emphasized the resilience of the community and the partnerships that contributed to completion of the project.

CITY ATTORNEY'S REPORT

A legislative update was also provided, including discussion regarding the Witherspoon Lodge project and ongoing related proceedings.

COMMUNICATIONS AND REPORTS

Council discussion included updates from the Florida League of Cities Leadership Conference and the importance of monitoring legislative developments affecting municipalities. Council members commented on the positive impact of the Donnelly Street project and recognized the efforts of staff and community partners.

A moment of silence was observed in recognition of Army Specialist Mariya Symone Collington and in support of her family.

Additional comments included appreciation for passionate public engagement during the meeting and discussion regarding drainage system improvements and hydrology studies.

Council discussed ongoing intergovernmental coordination efforts related to rural land preservation and future development standards. An update was provided regarding a Joint Planning Agreement (JPA) with neighboring jurisdictions intended to restrict rural land conversions and preserve residential-only uses within designated rural and rural-transition areas.

Council also discussed upcoming media coverage and public events related to the reopening of Donnelly Street. Staff was directed to prepare and distribute a draft JPA for future Council review and discussion.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 6:55 p.m.

**JAMES HOMICH, MAYOR
CITY OF MOUNT DORA**

Jeanann Hand, City Clerk



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Authorization to Apply for Leary Firefighters Foundation Grant Funding (Fire Box)

Introduction:

Request City Council authorize the Mount Dora Fire Department to apply for Leary Firefighters Foundation grant funding for a Max Fire Box.

Discussion:

The Leary Firefighters Foundation supports fire department requests for training, equipment, and technology. Grant awards typically range from \$5,000 to \$25,000. The Foundation's Letter of Inquiry portal opens May 1, 2026, and submissions are due August 15, 2026.

Staff recommends pursuing grant funding because the equipment directly supports firefighter safety, training consistency, and community risk reduction. The system will allow the Fire Department to provide frequent hands-on training without relying on acquired structures or remote training facilities.

The training prop will also support public education demonstrations by showing fire growth, heat movement, flow paths, the value of closed doors, smoke alarms, and early 911 notification. The system aligns with modern firefighter training needs by reinforcing thermal imaging use before entry, during fire attack, and throughout suppression activities.

Budget Impact:

The total estimate for the Max Fire Box Phase II Educational Package is \$20,923.84, including \$19,953.57 for the training system and \$970.27 for freight delivery to the Mount Dora Fire Department.

There is no local match, therefore, there is no effect on the City budget.

Strategic Impact:

This item supports the City of Mount Dora Strategic Plan Initiative 4 - Provide High-Quality Services, specifically Goal 11: Ensure an exceptional level of Public Safety services, and Objective 11.1, which emphasizes an environment within the Police and Fire Departments that encourages long careers, retention, advancement, training, and development.

The grant application also supports Strategic Initiative 5 - Invest in Fiscal and Human Resources, specifically Goal 13: Identify and seek alternative funding sources, Objective 13.1: Pursue federal, state and local grants to fund City projects and studies. It also supports Goal 14 by investing in employee training and professional development.

Recommendation:

City Council authorize the Mount Dora Fire Department to submit grant materials to the Leary Firefighters Foundation for the Max Fire Box Phase II training system and authorize the City Manager to execute related grant and purchasing documents if funding is awarded, subject to final legal and purchasing.

Attachment(s):

1. Attachment #1 The Leary Firefighters Foundation Grant Fire Box
2. Attachment #2 The Leary Firefighters Foundation Considers Grants Requests for Training
3. Attachment #3 Max Fire Box Phase II Justification
4. Attachment #4 Max Fire box Estimate
5. Attachment #5 Picture1

Prepared by: Kimberly LaFlamme, Deputy City Clerk

Reviewed by:

Joseph Hightower, Fire Chief

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/4/2026

Approved - 6/4/2026

Approved - 6/4/2026

Approved - 6/4/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026

ATTACHMENT #1



Max Fire Training, Inc.
 (618) 210-2079
 901 Hampton Court
 Godfrey, IL 62035

Prepared For	Estimate Date	Estimate Number
Robert Seeber	04/18/2026	0009929
Mount Dora Fire Department		
1300 North Donnelly Street		
Mount Dora, FL 32757		

Description	Rate	Qty	Line Total
Max Fire Box (MFB) Phase II – Educational Package "Burn & Learn" Includes: First Floor Burn Chamber with Breezeway & Attached Garage First Floor Garage Roof Second Floor Burn Chamber Interchangeable Roof (Installs on Both Floors) Portable Metal Stand 360° Swivel Base Bar with Lifting Crank Lifting Bracket for Stacking Floors Wrench/Socket for Assembly Pike Pole 4 Water Application Bottles Laminated Instructor Reference Guide External Drive with Train-the-Trainer Files Laminated Thermal Imaging Guide (Customized to Your TICs) Train-the-Trainer Session Included	\$19,953.57	1	\$19,953.57
Include Fuel Loads 6× First Floor Fuel Loads 6× Second Floor Fuel Loads 2× Garage Fuel Load Boxes (8 total garage loads; 4 per box)	\$0.00	0	\$0.00
Fuel Load Reorder Pricing (for planning future restock): First Floor Fuel Loads — \$129.75 each Second Floor Fuel Loads — \$109.75 each Garage Fuel Load Boxes — \$201.77 each (includes 4 loads per box)	\$0.00	0	\$0.00
Train-the-Trainer Session Overview This session provides an in-depth review of the Max Fire Box Phase II's operational capabilities, fire behavior dynamics, and the practical application of thermal imaging in firefighting.	\$0.00	0	\$0.00

Please leave all items on the crates upon delivery. The session will begin with assembling the unit, ensuring firefighters understand the

structure, setup, and burn configurations. After the unit is assembled, it becomes fully portable and can be moved around your training area as needed.

Once assembled, we will review the educational files included on the external hard drive. These files serve as the lecture foundation and were developed in collaboration with Insight Training, LLC (Andy Starnes), a nationally recognized expert in thermal imaging.

The session includes:

A guided review of fire behavior concepts and modern thermal imaging strategies based on the provided educational content

Real-world instruction on configuring and utilizing the Max Fire Box Phase II

Live burns to reinforce key fire behavior and thermal imaging objectives

Training with your department's thermal imaging cameras to improve decision-making and reading real-time fire conditions

Training Objectives	\$0.00	0	\$0.00
Understand the fundamentals of fire behavior and how they apply to modern firefighting			
Learn to interpret thermal imaging camera data with greater accuracy			
Gain hands-on experience with Max Fire Box Phase II in multiple training environments			
Improve tactical execution using thermal imaging during fire attack and size-up			
<hr/>			
Freight	\$970.27	1	\$970.27
Max Fire Box Phase II Crates Delivered			
<hr/>			
		Subtotal	20,923.84
		Tax	0.00
		<hr/>	
	Estimate Total (USD)		\$20,923.84

Notes

Freight:

Freight estimate is included in this quote for the following shipping destination:

Mount Dora Fire Department
 1300 North Donnelly Street
 Mount Dora, Florida. 32757

Warranty:

Max Fire Training, Inc. provides a lifetime warranty if only fuel loads supplied by Max Fire Training, Inc. are utilized. Hinges must be lubricated before and after each burn. Any commercial lube is acceptable (e.g., WD-40).

Shipping Timeline:

If units are in stock, crates will ship within 7 business days of order placement.
 If units are not in stock, current lead time is approximately 12–14 weeks.

Terms

ATTACHMENT #1

Purchase Orders Accepted

Payment Terms: Net 30 Days

Credit Card Payments Accepted

If the invoice needs to be split to meet budget requirements, please let us know.

To place your order, you may either accept the estimate via FreshBooks or contact us directly:

Email: maxfire@maxfiretraining.com Call/Text: (618) 210-2079

Thank you — and if you have any questions, feel free to call or text me anytime.

Shawn C. Bloemker

(618) 210-2079

Max Fire Training, Inc.

ATTACHMENT #1

The Leary Firefighters Foundation considers grant requests for training, equipment, and technology for fire departments in the US. We do not make grants to individuals.

Through the Jeremiah Lucey Grant Program, we support paid and volunteer departments throughout the country. We realize that many departments fit these criteria and therefore we ask that the guidelines be adhered to when submitting your request for funding.

[Apply For A Grant!](#)

Areas of Support

For all that you do. For all that you are. It is an honor and a privilege to provide support to the #BraveEveryday. We're dedicated to enhancing fire departments across the U.S.

Training

To enhance the professional development of fire departments.

Equipment

To provide the best of the best equipment to help keep firefighters and the communities they serve safe.

Technology

To ensure that fire departments update along with technological advances.

Size of Support

Grant sizes vary but typically range from \$5,000 to \$25,000; occasionally the Foundation makes larger grants. We make no recommendations about the size of the grant your department should ask for other than to say that you should ask for what you need and make your very best case as to how that grant will benefit your department and the community it serves.

Letter of Inquiry

To be considered for funding, complete the LOI form and upload a brief Letter of Inquiry via our grants portal. [CLICK HERE TO ENTER GRANT PORTAL](#)

Please be prepared with the following information:

About Your Department

- Department name/town/city, state, zip code
- Paid or Volunteer Department

ATTACHMENT #1

- Department size
- Population of your town/city/any surrounding areas your department serves

About Your Grant Request

- Type of grant – training, equipment, and/or technology
- Estimated value of the grant requested
- Description of how the grant will be utilized and timeline
- Reason for grant request
- Steps already taken by your department/jurisdiction to try to meet your need(s)

Contact Information

- Name, rank, phone number, and email address of the head of your department

Grant Cycle Timeline

The Leary Firefighters Foundation awards grants annually. The portal opens for Letters of Inquiry on May 1, 2026 and are due on August 15, 2026. If your department is invited to submit a full application, we will be in touch with further instructions and deadlines.

ATTACHMENT #1

Max Fire Box Phase II – Specification & Justification Document

Purpose of This Document:

This document is intended to support fire departments during the justification process for purchasing or applying for grant funding for the Max Fire Box Phase II. It outlines the system's technical specifications, its alignment with NFPA standards, and the unique training and public education value it offers.

Why This Training System Is Needed:

Modern Training Standards:

- Recent updates to NFPA 1801, NFPA 1403, and NFPA 1700 emphasize the need for realistic, consistent training in thermal imaging, ventilation, tactical fire attack, and fire behavior.
- Traditional training props built with wood are inconsistent, degrade quickly, and fail to reflect the heat release rates or behaviors of today's fireground conditions.

Correcting Outdated and Dangerous Tactics:

- For years, firefighters were taught to crawl into the seat of the fire and not open the hoseline until it was reached. This outdated tactic continues to injure and kill firefighters due to delayed suppression.
- Similarly, the old belief to "vent early and vent often"—without a coordinated attack—has led to rapid fire growth, hostile interior conditions, and preventable tragedies.
- Multiple NIOSH Firefighter Fatality Investigation Reports have documented these tactical failures, reinforcing the life-threatening risks of uncoordinated ventilation and delayed water application.
- Another critical concern addressed through this system is thermal insult to the SCBA facepiece. The lens of the SCBA mask is made from thin plastic and is one of the most vulnerable components in high-heat environments. If firefighters delay water application or fail to cool the environment, facepiece failure can occur within seconds, leading to devastating injuries.
- The Max Fire Box Phase II demonstrates thermal layering, heat movement, and the immediate effectiveness of water application, reinforcing the need to cool the environment and kill the heat before advancing.

ATTACHMENT #1

Thermal Imaging as a Tactical Tool—Not Just for Overhaul:

- The majority of the fire service still relies on thermal imaging cameras primarily for overhaul or search and rescue, missing their full tactical potential.
- The Max Fire Box Phase II is a game changer because it highlights how thermal imaging must be used before entry for size-up, during initial fire attack, and throughout the suppression phase—not just after the fire is knocked.
- Instructors can demonstrate:
 - How to locate the seat of the fire through smoke-filled environments
 - How to assess heat movement and flow paths before entry
 - How to evaluate reach of the stream with a thermal camera
 - Why we must use thermal imaging to "find the heat and kill the heat" with limited water
- The first-in engine may only have 500 gallons of water, and tactical water use becomes critical. Thermal imaging allows the crew to make every gallon count.
- This training tool reinforces "Cover and Move" tactics, where one firefighter uses the camera to guide suppression, while the nozzle firefighter applies water with precision and safety.
- The Max Fire Box Phase II provides a repeatable, controlled environment where firefighters can truly understand and integrate the camera into every phase of their interior attack strategy.

Built for Versatility and Realism:

- The Max Fire Box Phase II is the only patented training tool on the market that allows instructors to simulate both 1-story and 2-story burns.
- Its interchangeable roof and detachable second floor enable departments to switch configurations quickly without expensive structural modifications.
- It can be deployed at any station or drill site, providing frequent hands-on reps without the need for SCBA or NFPA-compliant live burn permits.
- When set up as a 2-story burn, the Max Fire Box Phase II includes five separate burn chambers, each with operable windows and isolatable by interior doors. Both the garage roof and main roof can be vented to demonstrate heat movement, flow path control, and coordinated ventilation.

ATTACHMENT #1

- When set up as a 1-story burn, users have access to three burn chambers, with the same roof venting options and endless variations for tactical simulations.
-

A Game Changer for Public Education:

- Flyers and pamphlets have limited impact. The Max Fire Box Phase II allows departments to conduct captivating live-fire demos for the public in controlled, safe environments.
 - These demonstrations visually show:
 - The speed of fire growth
 - Heat movement and flow paths
 - The impact of closed doors ("Close Before You Doze")
 - How smoke detectors and early 911 calls save lives
 - These events are ideal for open houses, school visits, and safety expos—creating memorable, life-saving moments for the community.
-

Key Specifications:

- Simulates both 1-story and 2-story burns
- Five burn chambers in 2-story configuration (three in 1-story)
- Operable windows and isolatable doors in each chamber
- Interchangeable roof for scenario flexibility
- Detachable second floor
- Garage and main roof ventilation capability (vertical ventilation), plus horizontal ventilation through operable windows
- Portable steel stand
- Integrated thermal imaging instructional guide
- Train-the-Trainer session included with delivery

Fuel Load Options:

- First floor, second floor, and garage-specific fuel loads

ATTACHMENT #1

- Modular fuel design allows multiple burns without full reset
 - Lifetime warranty is provided only if fuel loads supplied by Max Fire Training, Inc. are the exclusive fuel source used. In addition, the hinges must be lubricated before and after each burn to ensure proper operation. Any lubricant is acceptable (e.g., WD-40).
-

NFPA Compliance & Tactical Relevance:

- Meets the intent of updated NFPA 1801 (Thermal Imaging), NFPA 1403 (Live Fire), and NFPA 1700 (Tactical Fire Attack)
 - Enables repeatable, controlled burns that reinforce:
 - Flow path control
 - Thermal layering
 - Ventilation strategy
 - TIC interpretation (colorization, mixed gain, heat signature)
-

Training That Builds Mastery, Not Just Compliance:

- Studies show it takes over 10,000 hours to master a skill set. Firefighters don't develop decision-making skills from lectures alone.
 - Firefighters learn through experience. That's why we believe in *"Don't tell me—show me."*
 - The Max Fire Box Phase II gives instructors the ability to demonstrate critical fire behavior and thermal imaging concepts in ways that would injure or kill firefighters if attempted in an acquired structure.
 - This system allows for safe, controlled reps that reinforce instinct, sharpen tactical thinking, and build real competency.
-

Why Only the Max Fire Box Phase II Meets the Need:

- Protected by U.S. Patent No. 11,524,195 B2
- No other product on the market offers modular setup with an interchangeable roof and second floor

ATTACHMENT #1

- Supports a wide range of objectives in fire behavior, thermal imaging, and tactical application
-

Cost Efficiency and Long-Term Value:

- Eliminates dependence on acquired structures or remote training centers
 - Reduces travel, liability, and downtime
 - Requires minimal reset between evolutions
 - Designed to last, built from ceramic-coated steel
-

Conclusion:

The Max Fire Box Phase II is more than a fire behavior prop—it's a complete educational solution. It supports firefighter development, strengthens public education outreach, and aligns with modern NFPA standards. Departments across the country are investing in the Max Fire Box Phase II because it delivers repeatable, controlled training that saves lives on both sides of the fireground.

Thank you for taking the time to review this document. If you have any questions, please feel free to call or text (618) 210-2079 or email maxfire@maxfiretraining.com.

Thank you,
Shawn C. Bloemker

MAX FIRE BOX



MAX FIRE TRAINING, INC.

INTRODUCTORY PACKET



MAX FIRE BOX

BURN & LEARN

Our vision at Max Fire Training, Inc. was to provide a fire behavior and thermal imaging training tool that would be a complete educational package. We wanted emergency responders to have the opportunity to witness critical fire behavior and thermal imaging objectives in a live fire environment. Our vision was also to allow instructors the opportunity to shorten their classroom fire behavior and thermal imaging lectures and bring fire behavior and thermal imaging to life. After years of research and development the patented Max Fire Box is now available to the fire service.



The most important asset of a fire department cannot be built, purchased or ordered. It is experienced, well trained and properly educated firefighter. Communities deserve to have properly trained firefighters available in time of need, but more importantly firefighters deserve to be properly trained prior to responding to their first working fire.

Unfortunately, before working in the field, a majority of firefighters haven't had the benefit of receiving fire behavior and thermal imaging training. Most often the cost and space required for a live burn facility prevents the firefighter from receiving any live burn training.

When firefighters are fortunate enough to participate in an acquired structure burn, instructors are limited in their ability to show critical fire behavior and thermal imaging objectives.

Every current and future firefighter deserves an opportunity to witness fire behavior and thermal imaging in a controlled environment, Max Fire Training, Inc. developed the Max Fire Box to solve the fire behavior and thermal imaging training problem every training instructor must overcome.

The Max Fire Box by Max Fire Training, Inc. interactively demonstrates essential fire behavior and thermal imaging objectives in a controlled environment. As fire behavior research is completed, scientific principles are understood and reinforced through repeatable experiments. There is no better way to demonstrate the scientific principles behind fire behavior and thermal imaging than to recreate them in a controlled, interactive learning environment.

When teaching fire behavior and thermal imaging shorten your classroom lecture "Burn & Learn" with The Max Fire Box and bring fire behavior and thermal imaging to life prior to your acquired structure burn.

Because of the interactive learning style your firefighters will stay more actively engaged in the training session. Instructors will not be competing with text messages, social media or a score of a sports team; firefighters will be busy using their phones to record multiple fire behavior and thermal imaging highlights of the live fire training the Max Fire Box provides.

The Max Fire Box comes as complete educational package with laminated easy to follow instructional and procedure manuals for the instructor and a portable drive with many additional training tools. The unit is equipped with all of the tools needed to assure both current and future firefighters are trained properly in fire behavior and thermal imaging.

Typically firefighters benefit from a hands on learning approach. That's why students have reacted so positively during training sessions using the Max Fire Box. The live fire and thermal imaging demonstrations allows firefighters the ability to view critical events that occur during a working fire in a way that cannot be matched during a video presentation.

MAX FIRE BOX

BURN & LEARN

PHASE I

Package Includes:

- 1 - Max Fire Box Phase I
(Ceramic Coated Steel with Diamond Plate Finish)
- 1 - Portable Metal Stand Powder Coated
- 1 - Door
- 1 - Wrench/Socket
(For leveling the feet on the stand & attaching the unit to the stand)
- 1 - Portable Drive
(Train-the-Trainer Video & Educational Files for Your Classroom Sessions)
- 2 - Boxes of Fuel Loads
(Each Box Contains 3 Individually Wrapped Fuel Loads)
The basic package includes 2 boxes of fuel loads (6 Burns) we can fit up to 7 boxes of fuel loads (21 Burns) on the crate we ship.
- 1 - Water Application Bottle
- 1 - Laminated Instructions Reference Guide/Laminated Direction Manual

Unit Packaged in a 4' x 4' Crate & Shipped

Max Fire Box Phase I:

The Max Fire Box Crate weighs between 500 - 825 pounds. Crates ship by tractor trailer in a 4' x 4' crate. Weight of crate depends on the amount of fuel loads purchased. Crates ship out of the St. Louis Missouri Region. We ship worldwide. You also have the option to pick up the unit at our shop located in Alton, IL 62002. The unit will fit in back of pickup truck. Burn & Learn Train The Trainer will be completed at time of pick up.

The Max Fire Box Crate Phase I ships as a complete educational package. Prior to shipping, we verify the types of thermal imaging cameras you have in service and provide thermal imaging guides based upon the cameras you have in service at your FD. The portable drive also includes multiple educational files. Train the Trainer video and classroom educational files are on the portable drive.



Max Fire Box Phase I Fuel Loads:

Each box of fuel loads contains 3 individually wrapped fuel loads. Each box weighs 50 pounds.

When reordering fuel loads, we will research freight carriers. Often shipping rates of fuel loads are cheaper if at least 3 boxes are ordered. We offer crates of fuel loads in any quantity requested. If fuel loads supplied by Max Fire Training, Inc. are the only fuel loads utilized in the Max Fire Box, we provide a lifetime warranty.



MAX FIRE BOX

BURN & LEARN

PHASE I

THERMAL IMAGING-VENTILATION ATTACHMENT

Max Fire Box Phase I Thermal Imaging-Ventilation Attachment

is an attachment that bolts onto the Max Fire Box Phase I. If you currently own the Max Fire Box Phase I and are interested in purchasing the attachment the following items will be shipped.

- Thermal Imaging-Ventilation Attachment
- Fixture for Mounting Attachment
- 2 Drill Bits
- 2 Clamps
- Direction Manual for Installing

Units manufactured after 12-01-22 have the holes drilled in the overhang of the Max Fire Box. Then the attachment will mount directly to the unit.

One of the contributing factors to firefighter line of duty deaths (LODDs) is uncoordinated ventilation. NIOSH has stated it as follows: "Ventilation, whether horizontal or vertical shall be coordinated with suppression." In the past, firefighters were trained to vent early and often. However, due to the modern combustibles which consist of high heat release rate fuels, this practice must be coordinated and properly understood to prevent further loss, injury or deaths.

The Thermal Imaging Ventilation Attachment will assist emergency responders with understanding the advantages and disadvantages of vertical and horizontal ventilation. Multiple Fire Behavior and Thermal Imaging objectives will also be highlighted with the attachment.

The attachment was designed and developed with the assistance of Insight Training, LLC Staff Andrew Starnes, Ragan Underwood and Kevin O'Donnell. During thermal imaging training at the Dallas Texas FD, the Insight Training, LLC Staff had a vision for creating the attachment for the Max Fire Box Phase I.

If you don't own the Max Fire Box Phase I, we offer the attachment as an add-on that can be shipped with purchase of the Max Fire Box Phase I Educational Package.

The Max Fire Box is made in the U.S.A., engineered to last and named after my son Max.



MAX FIRE BOX

BURN & LEARN

PHASE II

Package Includes:

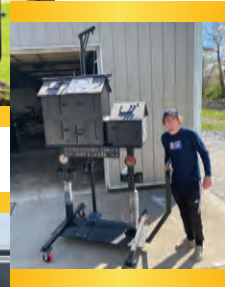
- 1 - First Floor MFB Burn Chamber with Breezeway and Attached Garage
- 1 - First Floor Garage Roof
- 1 - Second Floor MFB Burn Chamber
- 1 - First and Second Floor Roof
(Interchangeable Roof Installs on Both First and Second Floor)
- 1 - Portable Steel Stand
- 1 - 360° Swivel Base Bar with Lifting Crank
(For Installing First and Second Floor Roof, also used for Installing Second Floor onto First Floor when doing Two Story Burns)
- 1 - Lifting Bracket for Installing Second Floor onto First Floor
- 1 - Wrench/Socket
(For Attaching MFB to Portable Stand and Removing Fuel Loads)
- 1 - Pikepole
- 4 - Water Application Bottles
- 1 - Laminated Instructor Reference Guide-Directions Manual and Thermal Imaging Guide
- 1 - Portable Drive
(Train-the-Trainer Video and Educational Files)
- 1 - Train-the-Trainer Session
(When crate ships training session will be scheduled.
This 1-day training session will start with classroom lecture reviewing fire behavior and thermal imaging. Upon completion of lecture multiple Max Fire Box Phase II burns will be completed.)

Fuel Loads:

- 6 - First Floor Burns
- 6 - Second Floor Burns
- 2 - Max Fire Box Phase II Garage Fuel Loads
(Each box contains 4 individually wrapped fuel loads.)

Max Fire Box Phase II

Ships by tractor trailer in two crates. Each crate weighs 1000 pounds. Crates ship out of the St. Louis Missouri region. We ship worldwide.



MAX FIRE BOX

BURN & LEARN

FUEL LOADS

Max Fire Box Phase I Fuel Load For the Max Fire Box Phase I

MFB Phase I Fuel Load, Contains 3 Fuel Loads
You need 1 Fuel Load for 1 Burn



Max Fire Box Phase II (Set up for a 1 Story Burn)

This box contains everything needed to do a 1 Story Burn.



Max Fire Box Phase II (Set up for a 2 Story Burn)

You need both boxes of fuel loads
for the 2 Story Burn.



Max Fire Box Phase II set up as a 2 Story Burn.

The 1 Story Fuel Load and 2 Story Fuel Load was used for this burn. When the burn was completed, we only replaced the garage fuel load. The 1 Story and 2 Story Fuel Loads was still good after the burn.

You will get multiple burns with the 1 Story and 2 Story Fuel Loads if only burn the garage. You will also get fire behavior extension throughout the Max Fire Box with only replacing the garage fuel load.



Phase II Garage Fuel

The box contains
4 garage fuel loads.

MAX FIRE BOX

BURN & LEARN

TESTIMONIALS

Kentucky Fire Commission
about 4 months ago

This week we are featuring our Max Fire Box training units. Max Fire Box are an aid for promoting fire service training regarding fire and smoke behavior. They are designed to provide a realistic simulation of fire behavior in a controlled setting. Firefighters will learn to not only recognize the signs of changing environments, but also recognize what factors cause the environment to change. By using the Max Fire Boxes and thermal imaging cameras, firefighters can learn ho... See more



The Max Fire Box is a game-changing fire service training tool that our department is excited to have. When we saw the teaching capabilities of the Max Fire Box, we were impressed with how versatile of a training aide it truly is. In a single burn, you can teach fire progression, how to read smoke, conduct TIC training, and demonstrate fire suppression tactics. The Max Fire Box gives you a visual learning experience that is unique.
-Captain Odell Buda Texas FD

ACTC Firefighting
2d · 🌐

Great to work with such an amazing company that is so passionate about teaching Thermal Imaging and teaching firefighter safety. An excellent example of true customer service at its finest!

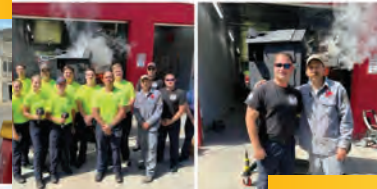
Max Fire Box
Posted by Shawn Bloemker
2d · 🌐

Thank you Anderson Career and Technology Center Firefighting Program for hosting our Max Fire Box Phase II Burn & Learn... See more



Liberty County Fire Services
17h · 🌐

This morning Shawn Bloemker with Max Fire Box Training came down to assemble and demonstrate our new Max Fire Box Phase II. This will be a huge asset to our department. Thanks again Shawn.



Brian Edwards
Outstanding work yesterday Sir. Your passion for this craft is inspiring. Im glad I got to sit in on the class with you. What an Outstanding tool to help teach folks!



Loveland Fire Rescue @LovelandFRA · Jun 8
Great learning taking place with @ktf_west and @MaxFireBox this week at the #Loveland Fire Training Center!



"One of the best props I have ever used. Hands down! It turns fire science into one of the funnest subjects to teach and keeps the students attention!"
-Captain Ince
Angleton Texas

Fantastic piece of equipment! You can't recreate the fire and smoke behavior during a NFPA 1403 Burn that the Max Fire Box can. Every firefighter should witness a Max Fire Box burn.
Chief Fling
Dix Hills FD Long Island, NY



MAXFIRETRAINING, INC.
HOME OF THE MAX FIRE BOX

@Maxfirebox • 2.01K subscribers • 83 videos • Max Fire Training, Inc. Residential & Industrial Emergency Training

ATTACHMENT #2

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About Your Department

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- Paid or Volunteer Department

ATTACHMENT #2

- Department size
- Population of your town/city/any surrounding areas your department serves

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ATTACHMENT #3

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- Similarly, the old belief to "vent early and vent often"—without a coordinated attack—has led to rapid fire growth, hostile interior conditions, and preventable tragedies.
- Multiple NIOSH Firefighter Fatality Investigation Reports have documented these tactical failures, reinforcing the life-threatening risks of uncoordinated ventilation and delayed water application.
- Another critical concern addressed through this system is thermal insult to the SCBA facepiece. The lens of the SCBA mask is made from thin plastic and is one of the most vulnerable components in high-heat environments. If firefighters delay water application or fail to cool the environment, facepiece failure can occur within seconds, leading to devastating injuries.
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ATTACHMENT #3

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- Instructors can demonstrate:
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 - How to assess heat movement and flow paths before entry
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- The first-in engine may only have 500 gallons of water, and tactical water use becomes critical. Thermal imaging allows the crew to make every gallon count.
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ATTACHMENT #3

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ATTACHMENT #3

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-

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-

Why Only the Max Fire Box Phase II Meets the Need:

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- No other product on the market offers modular setup with an interchangeable roof and second floor

ATTACHMENT #3

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-

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-

Conclusion:

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ATTACHMENT #4



Max Fire Training, Inc.
 (618) 210-2079
 901 Hampton Court
 Godfrey, IL 62035

Prepared For	Estimate Date	Estimate Number
Robert Seeber	04/18/2026	0009929
Mount Dora Fire Department		
1300 North Donnelly Street		
Mount Dora, FL 32757		

Description	Rate	Qty	Line Total
Max Fire Box (MFB) Phase II – Educational Package "Burn & Learn" Includes: First Floor Burn Chamber with Breezeway & Attached Garage First Floor Garage Roof Second Floor Burn Chamber Interchangeable Roof (Installs on Both Floors) Portable Metal Stand 360° Swivel Base Bar with Lifting Crank Lifting Bracket for Stacking Floors Wrench/Socket for Assembly Pike Pole 4 Water Application Bottles Laminated Instructor Reference Guide External Drive with Train-the-Trainer Files Laminated Thermal Imaging Guide (Customized to Your TICs) Train-the-Trainer Session Included	\$19,953.57	1	\$19,953.57
Include Fuel Loads 6× First Floor Fuel Loads 6× Second Floor Fuel Loads 2× Garage Fuel Load Boxes (8 total garage loads; 4 per box)	\$0.00	0	\$0.00
Fuel Load Reorder Pricing (for planning future restock): First Floor Fuel Loads — \$129.75 each Second Floor Fuel Loads — \$109.75 each Garage Fuel Load Boxes — \$201.77 each (includes 4 loads per box)	\$0.00	0	\$0.00
Train-the-Trainer Session Overview This session provides an in-depth review of the Max Fire Box Phase II's operational capabilities, fire behavior dynamics, and the practical application of thermal imaging in firefighting.	\$0.00	0	\$0.00

Please leave all items on the crates upon delivery. The session will begin with assembling the unit, ensuring firefighters understand the

Terms

ATTACHMENT #4

Purchase Orders Accepted

Payment Terms: Net 30 Days

Credit Card Payments Accepted

If the invoice needs to be split to meet budget requirements, please let us know.

To place your order, you may either accept the estimate via FreshBooks or contact us directly:

Email: maxfire@maxfiretraining.com Call/Text: (618) 210-2079

Thank you — and if you have any questions, feel free to call or text me anytime.

Shawn C. Bloemker

(618) 210-2079

Max Fire Training, Inc.

ATTACHMENT #5





510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2026-07**, Approving a Preliminary Fire Assessment Rate

Introduction:

This is a request for City Council to approve Resolution No. 2026-07, Fire Services Special Assessment for Fiscal Year 2026-2027.

Discussion:

City of Mount Dora Ordinance No. 2015-08 authorizes the imposition of a Fire Services Assessment for fire protection services, facilities and programs against Assessed Property within the City. Each year, it is necessary for City Council to pass an Initial Assessment Resolution establishing the maximum assessment rate. This Resolution, 2026-07, is the Initial Assessment Resolution for the current year.

The Fire Services Assessment Rate per residential dwelling unit is currently \$239. Commercial rates are based on the square footage of the facility. This resolution, if approved by the City Council, will set the maximum rates for residential and commercial properties for the coming year. At the City Council meeting on September 10th, 2026, the final rates for the coming year will be established. Fire Services may include operating functions, salaries of the firefighters and officers, capital programs and projects.

Budget Impact:

The Fire Assessment Fee will allow the City to address the public safety needs of the City while creating a more diversified method of funding fire protection services.

Estimated net revenue: \$2,347,840.

Strategic Impact:

City Council Strategic Goal 2: Infrastructure / Public Safety

Recommendation:

City Council to adopt Resolution No. 2026-06.

Attachment(s):

1. Resolution 2026-07 Preliminary Re-Imposition of Fire Assessment FY2026-27

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/3/2026

Approved - 6/4/2026

Approved - 6/4/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE RE-IMPOSITION OF THE FIRE SERVICES SPECIAL ASSESSMENT AND ESTABLISHMENT OF PRELIMINARY ASSESSMENT FOR FISCAL YEAR 2026-27; PROVIDING FOR AUTHORITY; PROVIDING A PURPOSE AND DEFINITIONS; PROVIDING FOR THE DELIVERY OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS; PROVIDING FOR THE IMPOSITION AND COMPUTATION OF FIRE SERVICES SPECIAL ASSESSMENTS; PROVIDING A LEGISLATIVE DETERMINATION OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; PROVIDING FOR COST APPORTIONMENT METHODOLOGY; PROVIDING FOR PARCEL APPORTIONMENT METHODOLOGY; PROVIDING A DETERMINATION OF FIRE SERVICES ASSESSED COSTS AND THE ESTABLISHMENT OF ANNUAL FIRE SERVICES SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026-27; PROVIDING FOR AN ASSESSMENT ROLL; PROVIDING FOR AUTHORIZATION OF PUBLIC HEARING; PROVIDING FOR NOTICE BY PUBLICATION; PROVIDING FOR NOTICE BY MAIL; PROVIDING A METHOD OF COLLECTION; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora, Florida enacted Ordinance No. 2015-08, which was codified into Chapter 78, Part VI and VII of the City of Mount Dora Code of Ordinances (hereafter referred to as the “City Code” or “Ordinance”), which authorizes the annual imposition of Fire Services Assessments for fire protection services, facilities and programs against Assessed Property within the City; and

WHEREAS, on May 15, 2018, the City adopted Resolution 2018-57 (the “Amended and Restated Initial Assessment Resolution”) and on September 13, 2018 the City adopted Resolution 2018-141 (the “Amended and Restated Final Assessment Resolution”); and

WHEREAS, the imposition of a Fire Services Assessment for fire protection services, facilities, and programs each fiscal year is an equitable and efficient method of allocating and apportioning the Fire Protection Assessed Cost among parcels of Assessed Property; and

WHEREAS, the City desires to re-impose Fire Services Assessments for the funding of fire protection services, facilities, or programs providing special benefits to Assessed Property within the City; and

WHEREAS, in order to impose Fire Protection Assessments for the Fiscal Year beginning October 1, 2026, the Ordinance requires the City Council to adopt a Preliminary Assessment

Resolution, commencing the process of updating the assessment roll, and re-imposing Fire Protection Assessments for the Fiscal Year beginning October 1, 2026; and

WHEREAS, this Preliminary Assessment Resolution contains and references a brief and general description of the fire protection services, facilities and programs to be provided to Assessed Property; describes the method of apportioning the Fire Protection Assessed Cost to compute the Fire Protection Assessment for fire protection services, facilities and programs against Assessed Property; estimates rates of assessment; and directs the updating and preparation of the Assessment Roll and provision of the notice required by the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above findings are hereby adopted.

SECTION 2. Authority. This Resolution is adopted pursuant to the provisions of the City Code, the Amended and Restated Initial Assessment Resolution 2018-57, the Amended and Restated Final Assessment Resolution 2018-141, Florida Statutes, Section 197.3632, and other applicable provisions of Florida law.

SECTION 3. Purpose and Definitions.

A. This Resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the re-imposition of Fire Protection Assessments for the Fiscal Year beginning October 1, 2026.

B. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa.

SECTION 4. Delivery and Funding of Fire Protection Services.

A. Upon the imposition of a Fire Services Assessment for fire protection services, facilities or programs against Assessed Property located within the geographic area of the City, the City shall provide such fire protection services, facilities or programs to such Assessed Property. All or a portion of the cost to provide such fire protection services, facilities or programs shall be funded from proceeds of the Fire Services Assessments. The remaining cost, if any, required to provide fire protection services, facilities and programs shall be funded by available City revenues other than Fire Services Assessment proceeds.

B. It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the geographic area of the City will be benefited by the City's provision of fire protection services, facilities and programs in an amount not less than the Fire Services Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. Imposition and Computation of Fire Services Special Assessments. Fire Services Special Assessments shall be imposed within the City until discontinued or changed. Fire Services Special Assessments shall be computed in a manner set forth in this Preliminary Rate Assessment Resolution.

SECTION 6. Legislative Determination of Special Benefit and Fair Apportionment. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Amended and Restated Initial Assessment Resolution and the Amended and Restated Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 7. Cost Apportionment Methodology. The Cost Apportionment embodied in the Amended and Restated Initial Assessment Resolution is hereby affirmed and incorporated herein by reference.

SECTION 8. Parcel Apportionment Methodology. The Parcel Apportionment embodied in the Amended and Restated Initial Assessment Resolution is hereby affirmed and incorporated herein by reference. It is hereby determined that the Parcel Apportionment methodology described and determined in the Amended and Restated Initial Assessment Resolution is to be applied in the calculation of the estimated Fire Services Assessment rates established in Section 9 of this Preliminary Rate Resolution.

SECTION 9. Determination of Fire Services Assessed Costs; Establishment of Annual Fire Services Special Assessments for Fiscal Year 2026-27.

A. The Fire Services Assessed Costs to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year beginning October 1, 2026, is \$2,553,591.

B. The estimated Fire Services Special Assessment to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Services Assessed Cost for the Fiscal Year beginning October 1, 2026, is hereby established as follows for the purpose of this Preliminary Rate Resolution:

Preliminary Fire Services Special Assessment Rates

Residential Property Use Category	Rate Per Dwelling
Residential	\$239.00
Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	\$0.17
Industrial/Warehouse	\$0.04
Institutional	\$0.46

The Estimated Gross Revenue for Fiscal Year 2026-27 is \$2,553,591; estimated exempt buy-down is \$178,751 Estimated Net Revenue, therefore, is \$2,374,840.

- i. No Fire Services Assessment shall be imposed upon a parcel of Government Property or upon Buildings located upon parcels of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law; however, Government Property that is owned by federal mortgage entities such as VA and HUD shall not be exempt from Fire Services Assessment.
- ii. Any shortfall in the expected Fire Services Assessment proceeds due to any reduction or exemption from payment of the Fire Services Assessments required by law or authorized by the City Council shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Services Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Council is improper or otherwise adversely affects the validity of the Fire Services Assessment imposed, the sole remedy shall be the imposition of a Fire Services Assessment upon each affected Tax Parcel in the amount of the Fire Services Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Council.
- iii. The approval of the Estimated Fire Services Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Services Assessed Costs. The remainder of such Fiscal Year budget for fire services, facilities, and programs shall be funded from available City revenue other than Fire Services Assessment proceeds.
- iv. The estimated Fire Services Assessments specified in the Estimated Fire Services Assessment Rate Schedule are hereby established to fund the specified Fire Services Assessed Costs determined to be assessed for the Fiscal Year 2026-2027. No portion of such Fire Services Assessed Costs are attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Services Assessed Costs are attributable to the Emergency Medical Services Cost.

- v. The estimated Fire Services Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the preliminary Assessment Roll for the Fiscal Year commencing October 1, 2026 as provided in Section 10 of this Preliminary Rate Resolution.

SECTION 10. Assessment Roll.

A. The City Manager is hereby directed to prepare, or cause to be prepared, a preliminary Assessment Roll for the Fiscal Year commencing October 1, 2026, in the manner provided in the City Code. The Assessment Roll shall include all Assessed Property. The City Manager shall apportion the estimated Fire Services Assessed Cost to be recovered through the Fire Services Assessments in the manner set forth in this Preliminary Rate Resolution.

B. A copy of the Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, this Preliminary Rate Resolution, documents related to the estimated amount of the Fire Services Assessed Cost to be recovered through the imposition of Fire Services Assessments, and the preliminary Assessment Roll shall be maintained on file in the Office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Services Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

C. It is hereby ascertained, determined, and declared that the method for determining the Fire Services Assessments for fire protection services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Services Assessed Cost among parcels of Assessed Property within the City.

SECTION 11. Authorization of Public Hearing. There is hereby established a public hearing to be held at 6:00 p.m. on Thursday, September 10, 2026, at the City of Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida, at which time the City will receive and consider any comments on the Fire Services Assessment from the public and affected property owners and consider imposing the Fire Services Assessments for the Fiscal Year commencing October 1, 2026, collecting such assessments imposed on Assessed Property within the City on the same bill as ad valorem taxes pursuant to the Uniform Assessment Collection Act.

SECTION 12. Notice by Publication. The City Manager shall publish notice of the public hearing authorized by Section 11 hereof in the manner and time provided in Section 78.980 of the City Code of Ordinance. The notice shall be published no later than August 21, 2026, in substantially the form attached hereto as **Exhibit "A"**.

SECTION 13. Notice by Mail. The City Manager or designee shall also provide notice by first class mail to the owner of each Assessed Property, as required by Section 78.981 of the Code. Such notice shall be in substantially the form attached hereto as **Exhibit "B"**. The notices shall be mailed no later than August 21, 2026. If the City determines that the truth-in-millage ("TRIM") notice that is mailed by the Property Appraiser under Florida Statutes, Section 200.069, also fulfills the requirements of this section, then the separate mailing requirement will be deemed

to be fulfilled by the TRIM notice.

SECTION 14. Method of Collection. It is hereby declared that the Fire Services Assessments re-imposed on Assessed Property in the City shall be collected and enforced pursuant to the Uniform Assessment Collection Act for the Fiscal Year beginning October 1, 2026.

SECTION 15. Application of Assessment Proceeds. Proceeds derived by the City from the Fire Services Assessments will be utilized for the provision of fire protection services, facilities and programs. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire protection services, facilities and programs.

SECTION 16. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 17. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 18. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 19. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 16th day of June 2026.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand
City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legal sufficiency.

Patrick Brackins, City Attorney

Exhibit “A”

(To be published no later than August 21, 2026)

**NOTICE OF HEARING TO RE-IMPOSE AND PROVIDE FOR
COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS**

Notice is hereby given that the City Council of the City of Mount Dora, will conduct a public hearing to consider imposing fire services special assessments for the provision of fire protection services within the City for the Fiscal Year beginning October 1, 2026.

The hearing will be held at 6:00 p.m., or as soon thereafter as possible, on Thursday, September 10, 2026, in the Council Chambers at the City of Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida, for the purpose of receiving public comment on the proposed assessments. This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

All affected property owners have a right to appear at the hearing and to file written objections with the City within twenty (20) days of this notice. If a person decides to appeal any decision made by the City with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk no later than seven (7) days prior to the proceedings. Telephone (352) 735-7126 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

The assessments for each parcel of property will be based upon each parcel's Property Use classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessment schedule being considered by City Council for the Fiscal Year beginning October 1, 2026:

Residential Property Use Category	Rate Per Dwelling
Residential	\$239.00
Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	\$0.17
Industrial/Warehouse	\$0.04
Institutional	\$0.46

Copies of the Fire Services Special Assessment Ordinance, the Amended and Restated Initial

Assessment Resolution, the Amended and Restated Final Assessment Resolution, the Preliminary Rate Resolution initiating and imposing the fire services assessment, the preliminary assessment roll, and other documentation related to the proposed Fire Services Special Assessment are available for inspection at the City Manager's office located at City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

The Fire Services Special Assessment will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by Florida Statutes, section 197.3632. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions regarding your Fire Services Special Assessment, please contact the City at (352) 735-7185 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

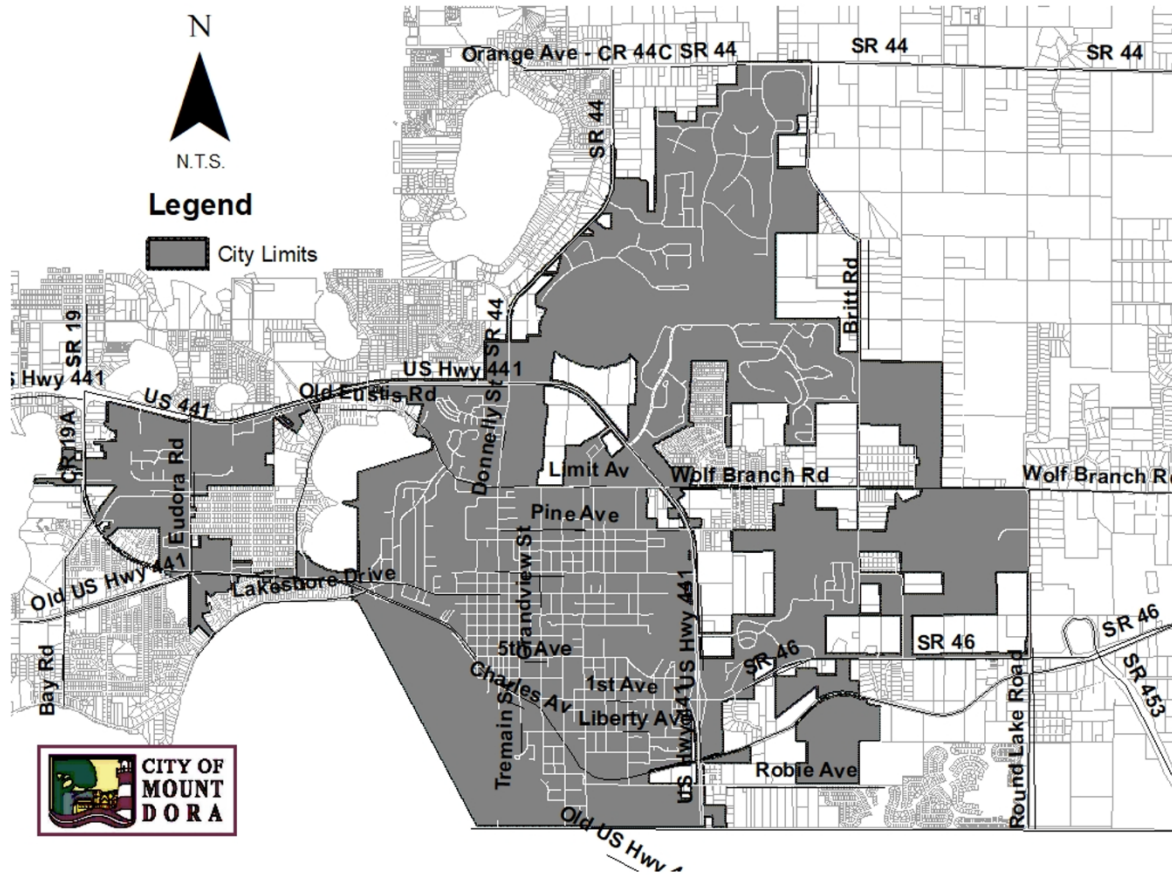


EXHIBIT "B"

(To be mailed no later than August 21, 2026)

City of Mount Dora
510 North Baker Street
P.O. Box 176
Mount Dora, Florida 32757

CITY OF MOUNT DORA, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR COLLECTION OF FIRE PROTECTION
SERVICES NON-AD VALOREM ASSESSMENTS

NOTICE DATE: AUGUST 21, 2026

«OwnerName»
«OwnerAdd1»
«City» <State>
<Zip>

Tax Parcel ID#: «PIO»
Sequence Number: «SeqPrefix»«SeqNum»
Legal: <LegalDesc>

*******NOTICE TO PROPERTY OWNER*******

As required by Florida Statutes, Section 197.3632, and as directed by the City of Mount Dora (City) pursuant to City of Mount Dora Code of Ordinances, Chapter 78, Part VII, notice is hereby given that the City will consider adopting a special assessment which may be levied on your property for fire protection services, facilities and programs using the tax bill collection method. The total fire assessment revenue to be collected for the fire protection services special assessments for Fiscal Year 2026-2027, within the City, is estimated to be \$2,553,591. However, this amount only represents a portion of the City's fire services budget. The assessment is based on the classification of each parcel of assessed property and number of billing units contained within the specified Property Use Categories. The above-listed parcel has the following units:

<u>Category</u>	<u>Type and Number of Billing Units</u>	<u>Fiscal Year 26-27 Assessment</u>
[Category]	[ParcelUnit][UnitDesc]	[Charge]
[Category]	[ParcelUnit][UnitDesc]	[Charge]
[Category]	[ParcelUnit][UnitDesc]	[Charge]
	Total Assessment	}\${Sum}

The maximum annual fire protection services assessment that can be charged without further notice for Fiscal Year 2026-27 and for future fiscal years for the above parcel is **}\${Sum}**

A hearing will be held at 6:00 p.m., or as soon thereafter as possible, on Thursday, September 10, 2026, in the Council Chambers at the City of Mount Dora City Hall, 510 North Baker Street, Mount Dora, Florida, for the purpose of receiving public comment on the proposed assessments.

You and all other affected property owners have the right to appear at the hearing and to file written objections with the City within twenty (20) days of this notice. If you decide to appeal any decision

made by the City with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk no later than seven (7) days prior to the proceedings. Telephone (352)735-7126 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800)955-8771 (TDD) or (800)955-8770 (Voice) for assistance.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within twenty (20) days after the date of City action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Fire Services Special Assessment Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, the Preliminary Rate Resolution initiating and imposing the fire protection services assessment, the preliminary assessment roll, and other documentation related to the proposed Fire Protection Services Special Assessment are available for inspection at the City Manager's office located at City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Both the fire protection services non-ad valorem assessment amounts shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November 2026. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your Fire Services Special Assessment, please contact the City at (352) 735-7100 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

*******THIS IS NOT A BILL*******



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2026-16**, Approving a Grant Application to Florida Department of Transportation (FDOT) District Five for the Public Transit Service Development Program Funding

Introduction:

This is a request for City Council to approve Resolution No. 2026-16, authorizing the submittal of a grant application to (FDOT) District Five for Public Transit Service Development Program funding.

Discussion:

FDOT District Five has released a Notice of Funding Opportunity for the FY 2027/2028 Public Transit Service Development Program. Established by the Florida Legislature, this program provides funding for special transportation projects that enhance or expand public transit services. Eligible applicants include public agencies that provide or implement public transportation services either directly or through contractual agreements.

The City currently operates a parking shuttle service through a two-year Master Services Agreement with Freebee, effective through September 30, 2027 (Attachment #1). The service currently utilizes two electric vehicles operating within a portion of the Community Redevelopment Agency (CRA) boundary on Fridays, Saturdays, and Sundays from 9:00 a.m. to 10:00 p.m.

Staff intends to submit an application by the June 19, 2026 deadline seeking Service Development Program funding to expand the existing Freebee service area and add a third vehicle to the service fleet (Exhibit "A").

The City applied for this funding opportunity during the previous grant cycle and received positive feedback regarding the strength of its application. However, funding was highly competitive due to a reduction in the statewide program allocation to \$7 million and an increase in the number of applications received. FDOT evaluates applications based on statewide priorities and project impact, which can vary from year to year. Historically, only a limited

number of projects are funded statewide, with approximately one project selected per district.

Grant recipients can expect execution of a Public Transportation Grant Agreement after July 2027, with funding becoming available during State Fiscal Year 2028.

Budget Impact:

The current contract with Freebee is included in the CRA budget under GL# 117-1640-552.34-01.

Annual budget of \$218,000,

Annual allocation of \$217,279.92.

If awarded, funding from the FDOT Public Transit Service Development Program could cover up to 50% of the project cost associated with the expanded service area—\$163,194 over a three-year period, toward a total project cost of \$326,388.

Strategic Impact:

Strategic Initiative 1: Promote Economic Development

Goal 2: Enhance alternative mobility transportation modes

- Develop and implement a mobility transportation plan to provide ideas to improve alternative modes and improvements throughout the City.

Strategic Initiative 3: Strengthen and Expand Mount Dora’s Infrastructure

Goal 7: Develop new infrastructure to support sustainable growth management

Objective 7.3 Provide parking management strategies and increase parking space inventory in the downtown area.

Strategic Initiative 5: Invest in Fiscal and Human Resources

Goal 13: Identify and seek alternative funding sources.

Objective 13.1 - Pursue federal, state and local grants to fund City projects and studies.

Recommendation:

City Council approve Resolution No. 2026-16, authorizing the submittal of a grant application to (FDOT) District Five for Public Transit Service Development Program funding.

Attachment(s):

1. Attachment 1 - Freebee Master Services Agreement
2. Reso No. 2026-16 FDOT Public Transit Service Development Program
3. Exhibit A - Proposed Boundary Expansion Area

Prepared by: Misty Sommer, Director of Economic Development & Public Information

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/1/2026

Approved - 6/2/2026

Approved - 6/10/2026

Approved - 6/10/2026

Final Approval - 6/10/2026

ATTACHMENT #1

AMENDMENT TO MASTER SERVICES AGREEMENT

THIS AMENDMENT TO MASTER SERVICES AGREEMENT (the “Amendment”) is made on 16 day of SEPT., 2025, by and between **BEEFREE, LLC**, a Florida limited liability company, with its principal address located at 371 NE 61st Street, Miami, Florida 33137 (“BEEFREE”) and **MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY**, a dependent special district of the City of Mount Dora, a Florida municipal corporation, with its principal address located at 510 N Baker Street, Mount Dora, Florida 32757 (“CRA”) (BEEFREE and CRA are collectively referred to as the “Parties” and individually as a “Party”).

WITNESSETH:

WHEREAS, the City previously issued RFP# 24-ED-007, for Parking Shuttle Transportation Services to serve as a downtown parking solution; and

WHEREAS, BEEFREE responded to RFP# 24-ED-007 and it was subsequently determined by the CRA that BEEFREE was the most responsive, responsible and qualified firm to provide the Parking Shuttle Transportation Services.

WHEREAS, On July 2, 2024, the Parties entered into the Masters Services Agreement (the “Agreement”), attached hereto and incorporated herein as **Exhibit A**, outlining the terms and conditions of the Agreement; and

WHEREAS, the Parties desire to extend the term of the Agreement due to the CRA’s ongoing need of the services described in the Agreement and BEEFREE’s agreement to provide such services as set forth in the Agreement; and

WHEREAS, the term of the Agreement shall be extended for an additional one (1) two (2) year term, unless terminated earlier, whichever is the earlier of the two; and

WHEREAS, the CRA finds that entering into this Amendment is in the best interests of CRA’s residents’ and visitors’ welfare, health, and safety.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and pursuant to this Amendment, the Parties agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.
2. Term Amendment. The Agreement shall be extended for an additional one (1) two (2) year term, unless terminated earlier, whichever is the earlier of the two. The term shall apply from October 1, 2025, and shall expire on September 30, 2027. The Parties reserve the right to further amend and extend the Agreement’s term if necessary.
3. Miscellaneous. Except as specifically set forth herein, the terms and conditions of this Amendment shall not modify the terms and conditions of the Agreement.

4. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. A photocopy of this Amendment shall have the same legal effect as the original.

5. Authority. The signatures below are authorized and the individuals executing this Amendment have full authority and power to execute this Amendment in accordance with the terms thereof.

6. Affirmation of Agreement. All terms, conditions, obligations, and provisions of the Agreement, as amended herein, are hereby ratified and confirmed and remain in full force and effect, without modification or amendment, except as set forth in this Amendment.

7. Severability. The invalidity or unenforceability of any provisions of the Agreement and this Amendment shall not affect the validity or enforceability of any other provision of the Agreement of this Amendment, which shall remain in full force and effect.

8. Effect of Amendment. The Agreement is hereby incorporated by this reference, and shall remain in full force and effect, in its entirety, except as modified herein. To the extent there is a conflict between the Agreement and the term outlined herein, the term of this Amendment shall control.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, the Parties have caused this Amendment to be duly executed by their respective duly authorized representatives on the dates set forth below.

MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY

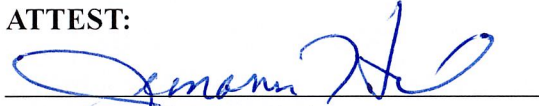


James Homich, Chairperson

9/16/25

Date


ATTEST:


Jeanann Hand, City Clerk

Approved as to form and legal sufficiency:


Patrick A. Brackins, City Attorney


BEEFREE, LLC


By:

9/9/25

Date

WITNESS:


By:

9/9/25

Date

EXHIBIT A

MASTER SERVICES AGREEMENT

This **Master Services Agreement** (“Agreement”) is made and entered into on this 2 day of July 2024, by and between BEEFREE, LLC, a limited liability company duly organized and existing under the laws of the State of Florida and having its principal place of business at 371 NE 61st St, Miami, Florida 33137 (“BEEFREE”), and the MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY, a dependent special district of the City of Mount Dora, a municipal agency of the State of Florida and having its principal place of business at 510 North Baker Street, Mount Dora Florida 32757 (“CRA”). This Agreement provides the general terms and conditions applicable to CRA’s purchase of services from BEEFREE.

1. Scope of Services. This Agreement shall serve as a master agreement between the Parties, which sets forth the basic terms that shall apply to the respective rights and obligations of the Parties during the term of this Agreement. Specific services and rates for such services shall be set forth in a separate Rates and Services Addendum (“Addendum”), which may be agreed to from time to time between the Parties, and which shall require execution by each party hereto in order to be effective and binding. Each Addendum shall reference this Agreement and shall be governed by the terms and conditions herein. In the event of a conflict between any Addendum and this Agreement, the terms and conditions of this Agreement shall control, unless the Addendum expressly states that the terms and conditions of the Addendum shall control. Specific terms in an Addendum shall not affect any other Addendum under this Agreement without the express written agreement of the Parties.

2. Description of Services. BEEFREE provides mobile application-based transportation and marketing services to members of the public for the benefit of its clients via BEEFREE’s 100% electric and customized vehicles known as “Freebees” (the “Services”). As BEEFREE’s services are specifically tailored for each of its clients, the specific nature of the services that will be provided to CRA hereunder will be specified in the Addendum(s) hereto.

3. Compensation and Payment. The rates for services will be based on the type and number of services requested by CRA, and will be specified in the Addendum(s) hereto. Unless otherwise stated in the Addendum(s) hereto, CRA shall make payment to BEEFREE on a monthly basis, on or before the first calendar day of each month. BEEFREE will electronically invoice CRA fourteen (14) days prior to payment due date. Any payments not received within thirty (30) calendar days of the payment due date shall bear interest at the maximum statutory rate until paid. Any and all disputes related to an invoice issued by BEEFREE must be made by CRA, in writing, within thirty (30) calendar days of the payment due date for the invoice.

4. Term and Period of Performance. The initial term of this Agreement shall be for a period of one (1) year (“Term”) and the Term shall commence on October 1st, 2024, and, unless terminated earlier pursuant to Section 8 below or by mutual written agreement between the Parties, shall continue in full force and effect thereafter until September 30th, 2025. At the CRA’s sole discretion, the Term of this Agreement may be extended for an additional two (2) two-year terms (each a “Renewal Term”), by written notice from the CRA to BEEFREE at least sixty (60) days prior to the conclusion of the then-existing term.

5. Independent Contractor. BEEFREE acknowledges entering into this Agreement as an independent contractor, and BEEFREE shall therefore be responsible for the deposit and payment of any Federal Income Taxes, FICA, Unemployment Taxes, or any similar fees or taxes that become due and shall be responsible for the collection and payment of all withholdings, contributions, and payroll taxes relating to BEEFREE’s Services, or those of employees of BEEFREE. The CRA shall not withhold from sums payable to BEEFREE, any amount whatsoever for Federal Income Taxes, FICA, Unemployment Insurance Taxes or any similar fees or taxes. BEEFREE, its employees or agents, will not be considered as employees of the CRA or entitled to participate in plans, distributions, arrangements or other benefits extended to City of Mount Dora (“City”) employees. BEEFREE is an independent contractor. This Agreement does not create a joint venture, partnership, or other business enterprise between the parties. Nothing herein shall imply or shall be deemed to imply an agency relationship between the CRA and BEEFREE. BEEFREE has no authority to bind the CRA to any promise, debt, default, or undertaking. BEEFREE and the CRA agree that it is not intended that any provision of the Agreement establish a third-party beneficiary giving or allowing any claim or right of action whatsoever by any third party under this Agreement.

6. Compliance with Applicable Law. In performance of the Services, BEEFREE will comply with applicable regulatory requirements, including federal, state, special district, and local laws, rules, regulations, orders, odes, criteria, and standards, including but not limited to, compliance with all local, state, and federal Equal Employment Opportunity

EXHIBIT A

(EEO) and American with Disabilities Act (ADA) requirements. It shall be the responsibility of BEEFREE to obtain and maintain, at no cost to the CRA, any and all licenses and permits required to complete the Services. BEEFREE warrants that it fully complies with all federal laws and regulations regarding the employment of aliens and others and that all employees performing work under this Agreement meet the citizenship or alien status requirements set forth in federal statutes and regulations. BEEFREE shall indemnify, defend, and hold harmless the City of Mount Dora, CRA, and the City of Mount Dora's and/or CRA's elected and appointed officials and employees from and against any sanctions and any other liability which may be assessed against BEEFREE or the City of Mount Dora or CRA in connection with any alleged violation of any federal statutes or regulations pertaining to the eligibility for employment of any persons performing the Services or any other work or services under this Agreement.

7. Equal Opportunity. It is understood that BEEFREE shall not discriminate against any employee in the performance or the contract with respect to hire, tenure, terms, conditions or privileges of employment, or any other matter directly or indirectly related to employment because of race, creed, color, national origin, age, disability, sex, gender identity, sexual orientation, or any other legally protected class. Discrimination, harassment, and/or violations of this clause and City of Mount Dora non-discrimination policies will not be tolerated and are grounds for immediate termination of the contract without liability to the City of Mount Dora, CRA or its employees.

8. Termination. This Agreement, along with any Addendums hereto, may be unilaterally terminated in any of the following manners:

(a) Termination for Cause: If either party believes that the other party has failed in any material respect to perform its obligations under this Agreement or its Addendums, then that party may provide notice to the other party describing the alleged failure in reasonable detail. If the alleged failure relates to a failure to pay any sum due and owing under this Agreement, the breaching party shall have fifteen (15) business days after notice of such failure to cure the breach. If the breaching party fails to cure within the specified time, then the non-breaching party may immediately terminate this Agreement for cause by providing notice to the breaching party. With respect to all other defaults, if the breaching party does not, within thirty (30) calendar days after receiving such written notice, cure the material failure, then the non-breaching party may terminate this Agreement for cause by providing notice to the breaching party.

(b) Termination for Bankruptcy: Either party shall have the immediate right to terminate this Agreement, by providing written notice to the other party, in the event: (i) the other party enters into receivership or is the subject of a voluntary or involuntary bankruptcy proceeding, or makes an assignment for the benefit of creditors; or (ii) a substantial part of the other party's property becomes subject to any levy, seizure, assignment or sale for or by any creditor or government agency.

(c) Termination for Convenience. The CRA may terminate this Agreement, along with any Addendum(s), for convenience, without cause, at any time by providing ninety (90) days written notice to BEEFREE. In the event of a termination for convenience, BEEFREE shall be paid for all services performed through the date of termination, based on the percentage of services completed and BEEFREE shall not be entitled to any other compensation or damages from the CRA, except to the extent the CRA has otherwise breached this Agreement.

(d) Payments Due: The termination of this Agreement shall not release either party from its obligation to make payment of any and all amounts then or thereafter due or payable.

(e) Continuation of Services: BEEFREE will continue to perform Services during the notice period unless otherwise mutually agreed upon between the Parties in writing. In the event that CRA provides notice of termination and directs BEEFREE not to perform the services during the notice period, CRA agrees to pay BEEFREE an amount equal to the amount normally due to BEEFREE for the notice period. Upon termination by either party, CRA will pay BEEFREE for all services performed and charges and expenses reasonably incurred by BEEFREE in connection with the services provided under this Agreement and any Addendums through the effective date of termination.

9. Notice. Any and all notices provided for in this Agreement shall be sent electronically in writing to the following contact persons for each party:

CLIENT:

Attn: Adam Sumner, CRA Manager
Address: Mount Dora Community Redevelopment Agency

EXHIBIT A

510 North Baker St
Mount Dora, FL 32757
Tel: 352-735-7112
Fax/email: sumnerA@ci.mount-dora.fl.us
CC: CRA Attorney
Patrick Brackins/Andrew Hand
Shepard, Smith, Kohlmyer & Hand, PA
2300 Maitland Center Parkway
Suite 100
Maitland, Florida 32751

BEEFREE:

Attn: Jason Spiegel
Address: 371 NE 61st St, Miami, FL 33137
Tel: 215-370-5699
Fax/email: jason@ridefreebee.com
CC: Freebee General Counsel
bzappala@switkeslaw.com

Each party agrees to appoint responsible contact persons in order to ensure that the relevant contractual obligations are timely performed in accordance with this Agreement. Such contact persons may be changed by the Parties by sending notice thereof to the other party.

10. Insurance.

INSURER REQUIREMENTS

BEEFREE shall maintain, at its own cost and expense, the following types and amounts of insurance with insurers with rating of "A-" "VI" or better according to the A.M. Best rating guide as a minimum standard. The insurers providing coverage must be approved by the State of Florida and hold all of the required licenses in good standing to conduct business within the State of Florida.

TYPE OF COVERAGE & LIMIT OF LIABILITY REQUIREMENT

Workers' Compensation and Employers Liability Insurance covering all employees, subcontractors, and/or volunteers of the BEEFREE and/or Vendor engaged in the performance of the scope of work associated with this contract and/or agreement. The minimum limits of liability shall be in accordance with applicable state and/or federal laws that may apply to Workers' Compensation insurance, with the following limits:

Workers' Compensation - Coverage A
Statutory Limits (State of Florida or Federal Act)

Employers' Liability - Coverage B
\$500,000 Limit - Each Accident
\$500,000 Limit - Disease each Employee
\$500,000 Limit - Disease Policy Limit

Commercial General Liability Insurance written on an occurrence basis, including but not limited to, coverage for contractual liability, products and completed operations, personal & advertising injury, bodily injury and property damage liabilities with limits of liability no less than:

Each Occurrence Limit - \$1,000,000
Fire Damage Limit (Damage to rented premises) - \$100,000

EXHIBIT A

Personal & Advertising Injury Limit - \$1,000,000

General Aggregate Limit - \$2,000,000

Products & Completed Operations Aggregate Limit - \$2,000,000

Business Automobile Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the performance of work under this Contract, with a combined single limit of liability for bodily injury and property damage of not less than:

Combined Single Limit (Each Accident) - \$1,000,000

Any Auto (Symbol 1)

Hired Autos (Symbol 8)

Non-Owned Autos (Symbol 9)

Uninsured and Underinsured motorist coverage with limits of not less than \$100,000 per accident

MINIMUM COVERAGE FORM (SHALL BE AT LEAST AS BROAD AS):

Workers Compensation

The standard form approved by the State of Jurisdiction

Commercial General Liability

ISO (Insurance Services Office, Inc.) Commercial General Liability coverage ("occurrence" Form CG 0001) or its equivalent. "Claims made" form is unacceptable except for professional or environmental liability coverage.

Commercial Auto Liability

ISO (Insurance Services Office, Inc.) Commercial Auto Liability coverage (form CA 0001) or its equivalent.

REQUIRED ENDORSEMENTS

In addition to being stated on the Certificate of Insurance, the following endorsements with City approved language.

Additional insured status provided on a primary & non-contributory basis (except for Workers Compensation Insurance and Professional Liability)

Waiver of Subrogation for all required insurance coverages.

Notices of Cancellation/Non-renewal/Material Changes on any required insurance coverage must be sent directly to the Mount Dora Community Redevelopment Agency by the Insurance Company. The CRA only requires the same statutory notice that an insurance company must provide to the insured, however this Notice may not be less than Thirty (30) Days, except a Ten (10) Day Notice of cancellation is acceptable for non-payment of premium.

Notices of Cancellation, Non-renewal or Material Change must be provided to the following address:

Mount Dora Community Redevelopment Agency
c/o City of Mount Dora
510 North Baker Street
Mount Dora, FL 32757

Certificates of Insurance must be completed as follows:

EXHIBIT A

1. Certificate Holder
Mount Dora Community Redevelopment Agency
510 North Baker Street
Mount Dora, FL 32757

11. Force Majeure. BEEFREE shall not be liable to the CRA for non-performance or delay in performance of any of its obligations under this Agreement and any Addendum(s) hereto due to acts of God, war, civil commotion, embargo, strikes, fire, theft, delay in delivery of services of sub-contractors or sub-suppliers, shortage of labor or materials, compliance with any regulation or directive of any national, state or local government, or any department or agency thereof, epidemic, hurricane, tropical storm, inclement weather, earthquake or any other similar unforeseen event or act of God (whether or not similar in nature to those specified) which are outside the reasonable control of BEEFREE.

12. Governing Law. This Agreement shall be construed, interpreted and governed exclusively by and pursuant to the laws of the State of Florida, without reference to any conflicts-of-laws rules or principles that may or would require the application of the law of any other jurisdiction.

13. Venue. The Parties agree that any controversy, disagreement, claim, dispute or other proceeding between them which relates to or arises out of this Agreement, or which is otherwise related in any manner to the relationship between the Parties, shall be subject to the exclusive jurisdiction and venue of the United States District Court for the Middle District of Florida located in Orange County, Florida, or, in the event that such Federal Court does not have subject matter jurisdiction over such proceeding, in the courts of the State of Florida located in Lake County, Florida. Each party irrevocably waives any right that it may have to a trial by jury in connection with any dispute arising out of or in connection with this Agreement and any Addendums hereto.

14. Default. In the event of any lawsuit, litigation, proceeding or action (collectively, "Action") necessitated by a party's default with respect to its obligations under this Agreement, the prevailing party shall be reimbursed by the other party for all costs and expenses incurred in connection with the Action, including, but not limited to, reasonable attorneys' fees and costs.

15. Severability. If, at any time, any provision hereof is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, the legality, validity or enforceability of the remaining provisions shall in no way be affected or impaired thereby. The invalid provision shall be replaced by a valid one which achieves to the extent possible the original purpose and commercial goal of the invalid provision.

16. Indemnification. To the fullest extent permitted by laws and regulations, BEEFREE shall defend, indemnify, and hold harmless the City of Mount Dora, CRA, the City of Mount Dora's and/or CRA's elected and appointed officials, attorneys, administrators, consultants, agents, and employees from and against all claims, damages, losses, and expenses direct, indirect, or consequential (including but not limited to reasonable fees and charges of attorneys and other professionals and court and arbitration costs) arising out of, resulting from, or in connection with, the performance of the Services provided hereunder, any failure of BEEFREE to properly maintain the Freebee vehicles, and /or any manufacturer defect and caused in whole or in part by (i) any willful, intentional, reckless, or negligent act or omission of BEEFREE, or its employees, agents, or contractors, except to the extent caused in whole or in part by a party indemnified hereunder. The parties expressly agree that this provision shall be construed broadly, and BEEFREE's obligations to pay for the CRA's and/or City of Mount Dora's legal defense hereunder shall arise and be fully enforceable when BEEFREE (or any subconsultant or any person or organization directly or indirectly employed by BEEFREE) is alleged to have acted willfully, intentionally, recklessly, or negligently in the performance of the Services required under this Agreement.

In any and all claims against the City, CRA or any of its elected or appointed officials, consultants, agents, or employees by any employee of BEEFREE, any subconsultant, any person or organization directly or indirectly employed by any of them to perform or furnish any of the services or any one for whose acts any of them may be liable, the

EXHIBIT A

indemnification obligation under the above paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for BEEFREE or any such subconsultant or other person or organization under workers' or workman's compensation acts, disability benefit acts, or other employee benefit acts. Moreover, nothing in this Indemnification and Hold Harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any immunity, established by Florida Statutes, case law, or any other source of law.

17. Remedies and Waivers. No failure to exercise, nor any delay in exercising, on the part of either party, any right or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right or remedy prevent any further or other exercise thereof or the exercise of any other right or remedy.

18. Assignment. This Agreement shall not be assignable by either party, in whole or in part, without the written consent of the other party, which consent shall not be unreasonably withheld or denied.

19. Construction and Interpretation. The rule requiring construction or interpretation against the drafter is waived. This Agreement and all Addendums hereto shall be deemed as if they were drafted by both Parties in a mutual effort.

20. Public Records. Pursuant to Florida Statutes, Section 119.0701:

IF YOU (BEEFREE) HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CRA'S CUSTODIAN OF PUBLIC RECORDS:

**CITY CLERK: JEANANN HAND
510 NORTH BAKER STREET
MOUNT DORA, FL 32757
(352) 735-7126
HANDJ@CITYOFMOUNTDORA.COM**

BEEFREE agrees to comply with public records laws, specifically to:

1. Keep and maintain public records required by the CRA to perform the services set forth herein.
2. Upon request from the CRA's custodian of public records, provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.
3. Ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if BEEFREE does not transfer the records to the CRA.
4. Upon completion of the contract, transfer, at no cost, to the CRA all public records in possession of BEEFREE or keep and maintain public records required by the CRA to perform the services set forth herein. If BEEFREE transfers all public records to the CRA upon completion of the contract, BEEFREE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If BEEFREE keeps and maintains public records upon completion of the contract, BEEFREE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA's custodian of public records, in a format that is compatible with the information technology systems of the CRA.

EXHIBIT A

21. E-Verify. As a condition precedent to entering into this Agreement, and in compliance with Section 448.095, *Florida Statutes*, BEEFREE and its subconsultants shall register with and use the E-Verify system to verify work authorization status of all new employees.

22. Public Entity Crimes Statement. In accordance with Section 287.133, *Florida Statutes*, a person or affiliate who has been placed on the convicted vendor list following conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, *Florida Statutes*, for Category Two for a period of 36 months following the date of being placed on the convicted vendor list. Any person must notify the Department of Management Services and the City within 30 days after conviction of a public entity crime applicable to that person or to an affiliate of that person. BEEFREE hereby certifies that it has not been placed on the convicted vendor list for a period of at least 36 months prior to submission of its response to the solicitation that resulted in this Agreement, and that it shall notify the Department of Management Services and the City within 30 days after conviction of a public entity crime applicable to BEEFREE or to an affiliate of BEEFREE.

23. Entire Agreement. This Agreement and the Addendum(s) hereto form the entire agreement between the Parties relating to the subject matter hereof. Except as otherwise agreed in this Agreement, all amendments and modifications to this Agreement shall be made by a written document executed by both Parties.

24. Waiver of Consequential Damages. BEEFREE waives claims against the CRA for consequential damages arising out of or related to this Agreement or its performance including, but not limited to, damages for lost income, profit, lost bonding capacity, financing, business and reputation, or for loss of management or labor productivity, damages incurred for principal office expenses, including the compensation of personnel stationed there, and for anticipated profit on any work not performed by BEEFREE.

EXHIBIT A

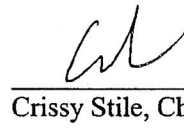
IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written:

ATTEST:



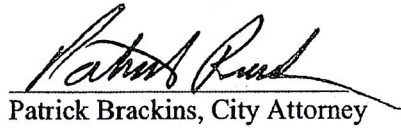
Jeanann Hand, City Clerk

AS TO CRA:



Crissy Stile, Chairperson

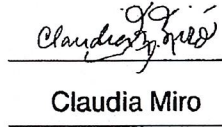
**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Patrick Brackins, City Attorney

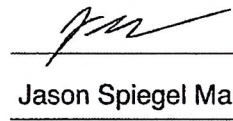
AS TO BEEFREE:

WITNESS:



Claudia Miro

Name



Jason Spiegel Managing Partner

Name & Title

EXHIBIT A

EXHIBIT A RATES AND SERVICES ADDENDUM

This Rates and Services Addendum ("Addendum") supplements the Master Services Agreement between BEEFREE, LLC ("BEEFREE") and MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY ("CRA"), made and entered into on July __, 2024 (the "Agreement"). This Addendum is subordinate to, and fully incorporates the terms and conditions of the Agreement, unless expressly stated otherwise herein.

In consideration of the promises and covenants contained herein, and for good and valuable consideration, BEEFREE and CRA (collectively, the "Parties"), intending to be legally bound, hereby agree as follows:

1. Term. The term of the Services set forth under this Addendum shall commence on **October 1st, 2024**, and shall remain in full force and effect until **September 30th, 2025** (the "Term"), unless terminated sooner pursuant to the terms of the Agreement. The CRA may opt to extend the Term for two (2) additional periods of two (2) years each by providing BEEFREE with written notice of its intent to extend the Term at least sixty (60) days prior to the end of each term in which the Services are provided hereunder.

2. Services. This Addendum is limited in scope to the following services (the "Services"), which BEEFREE agrees to provide to CRA at the rates specified herein (the "Rates"):

- a. BEEFREE will provide two (2) Vehicles with (1) one being a wheelchair-accessible vehicle, in compliance with the requirements of the Americans with Disabilities Act ("ADA").
- b. BEEFREE will operate the Vehicles within CRA's designated service area, as outlined in Exhibit B, during CRA's operating hours (weather and conditions permitting), except for times when drivers are on company-approved meal or shift breaks. BEEFREE agrees that during CRA's operating hours, at least one (1) wheelchair-accessible Vehicle will be available to accommodate passengers upon request, and BEEFREE will operate any ramping system and secure wheelchairs as necessary, to the extent that it is safe and reasonable to do so, should such accommodations be requested.
- c. BEEFREE will provide drivers for the Vehicles, who will act as community ambassadors for the Mount Dora Community Redevelopment Agency and will communicate public service announcements as may be communicated by CRA to BEEFREE from time to time.
- d. BEEFREE will continue to encourage ridership on Vehicles during the term as outlined in the marketing plan agreed upon between BEEFREE and CRA.
- e. BEEFREE will provide CRA with a monthly report showing data and analytics related to ridership in the Vehicles for the preceding month(s). BEEFREE will provide these reports within ten (10) business days of the last day of each month, unless another time frame is agreed to between the Parties.
- f. BEEFREE will operate the Vehicles in CRA's designated area, as outlined in Exhibit B, as delineated in the attached map or as directed by the CRA in writing.

3. Payment Terms. As consideration for the Services listed above, CRA agrees to pay BEEFREE as follows:

- a. Beginning, October 1st, 2024 and continuing on the first day of each month of the Term thereafter, CRA agrees to pay BEEFREE an hourly rate of **\$53.50 per hour**, which shall be paid to BEEFREE on

EXHIBIT A

or before the first day of each month for all service hours worked in the previous month. The total cost is not to exceed **\$217,279.92** annually.

- b. Upon the execution of this agreement, CRA agrees to pay BEEFREE a one-time implementation setup fee in the amount of \$20,000.
- c. Vehicle Cost to CRA per Hour for expanded operations:

Weekly Hours Per Vehicle	Hourly Cost Per Vehicle
35-45	\$53.50
46-55	\$47.94
56-65	\$42.34
66-75	\$37.19
76-84	\$34.61
85 plus	\$33.55

4. Additional Terms.

- a. Each of the two (2) vehicles will operate Friday-Sunday, within the window of the CRA’s operating hours. The CRA’s operating hours are outlined in Exhibit C below and may be modified by subsequent mutual agreements of the Parties as ridership data becomes available throughout the Term.
- b. If at any time during the Term CRA determines that a BEEFREE employee assigned to drive the Vehicles is not demonstrating satisfactory performance, CRA shall have the right to request that BEEFREE reassign and replace the driver with a BEEFREE employee who meets CRA’s standards. Any such request shall be made by CITY to BEEFREE in writing and shall state the reason(s) for CRA’s request in sufficient detail to apprise BEEFREE of the basis for CRA’s request. BEEFREE shall act to comply with any reasonable and lawful request within seven (7) days of receiving such written notice from the CRA.
- c. If at any time during the Term CRA determines that any part of a Vehicle is in disrepair, CRA shall have the right to request that BEEFREE repair or replace such part so that it meets industry standards. BEEFREE shall have a wheelchair-accessible vehicle available at all times of service.
- d. Additional Vehicle Option: The CRA has the option to add more vehicles to the service fleet during special events. CRA must provide a minimum lead time of 30 days for any additional vehicle needs outside of the normal weekend days and hours.
 - a. Hourly Cost: The hourly cost for each additional vehicle will be \$40.00 per hour.
 - b. Vehicle Shipment Cost: The cost for shipping each additional vehicle to the designated location will be billed at the same rate received by BEEFREE.
 - c. City Branded Vehicle Wrap Cost: The cost for applying a CRA-branded vehicle wrap to each additional vehicle will be \$750.00, otherwise Freebee will provide vehicles with company branding at no cost to the CRA.

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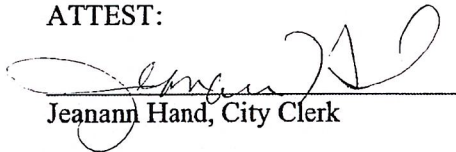
6. Hours of Operation(SUBJECT TO CHANGE)

- Friday – Sunday 9am – 10pm

IN WITNESS WHEREOF, the Parties have caused this Addendum to be executed by their duly authorized representatives, effective as of the date last written below.


IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives, as of the date first above written.

ATTEST:




Jeanann Hand, City Clerk

AS TO CRA:



Crissy Stile, Chairperson

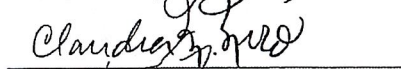
**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Patrick Brackins, City Attorney

AS TO BEEFREE:

WITNESS:



Claudia Miro

Name



Jason Spiegel Managing Partner

Name & Title

RESOLUTION NO. 2026-16

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2028 FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE SERVICE DEVELOPMENT GRANT PROGRAM APPLICATION FOR THE EXPANSION OF THE FREEBEE PARKING SHUTTLE SERVICE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR COMMITMENT TO SHARE IN FEES AND EXPENSES; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora has identified a need to expand public transportation options to alleviate downtown parking congestion and enhance accessibility for residents and visitors; and

WHEREAS, a successful pilot shuttle program in 2024 using electric vehicles operated by Freebee within a portion of the Community Redevelopment Agency (CRA) boundary; and

WHEREAS, the City of Mount Dora is seeking funding through the Florida Department of Transportation (FDOT) District Five Public Transit Service Development Program for Fiscal Year 2028 to expand the Freebee shuttle service area (Exhibit A) and add a third vehicle to the fleet; and

WHEREAS, the City of Mount Dora agrees to fund 50% of the project expansion cost over the three-year grant period, using local CRA funds; and

WHEREAS, the City of Mount Dora is authorizing the signing and submission of a grant application and supporting documents and assurances to the Florida Department of Transportation, the acceptance of a grant award from the Florida Department of Transportation, and the expenditure of grant funds pursuant to a grant award.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Commitment to Share Fees and Expenses.

A. The City of Mount Dora supports the submittal of an application supporting documents, and assurances to the Florida Department of Transportation for the 2028 FDOT District Five Service Development Grant Program for the expansion of the Freebee shuttle service.

B. The City agrees to fund 50% of the total project expansion cost over the three-year grant period, using local CRA funds.

C. The City further commits to maintaining the expanded shuttle service after the funding period if performance metrics support continuation.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the 2028 FDOT District Five Service Development Grant Program for the expansion of the Freebee shuttle service as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

James Homich
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legal sufficiency.

Patrick Brackins, City Attorney

EXHIBIT "A"


Proposed Freebee Expansion Area







1,100

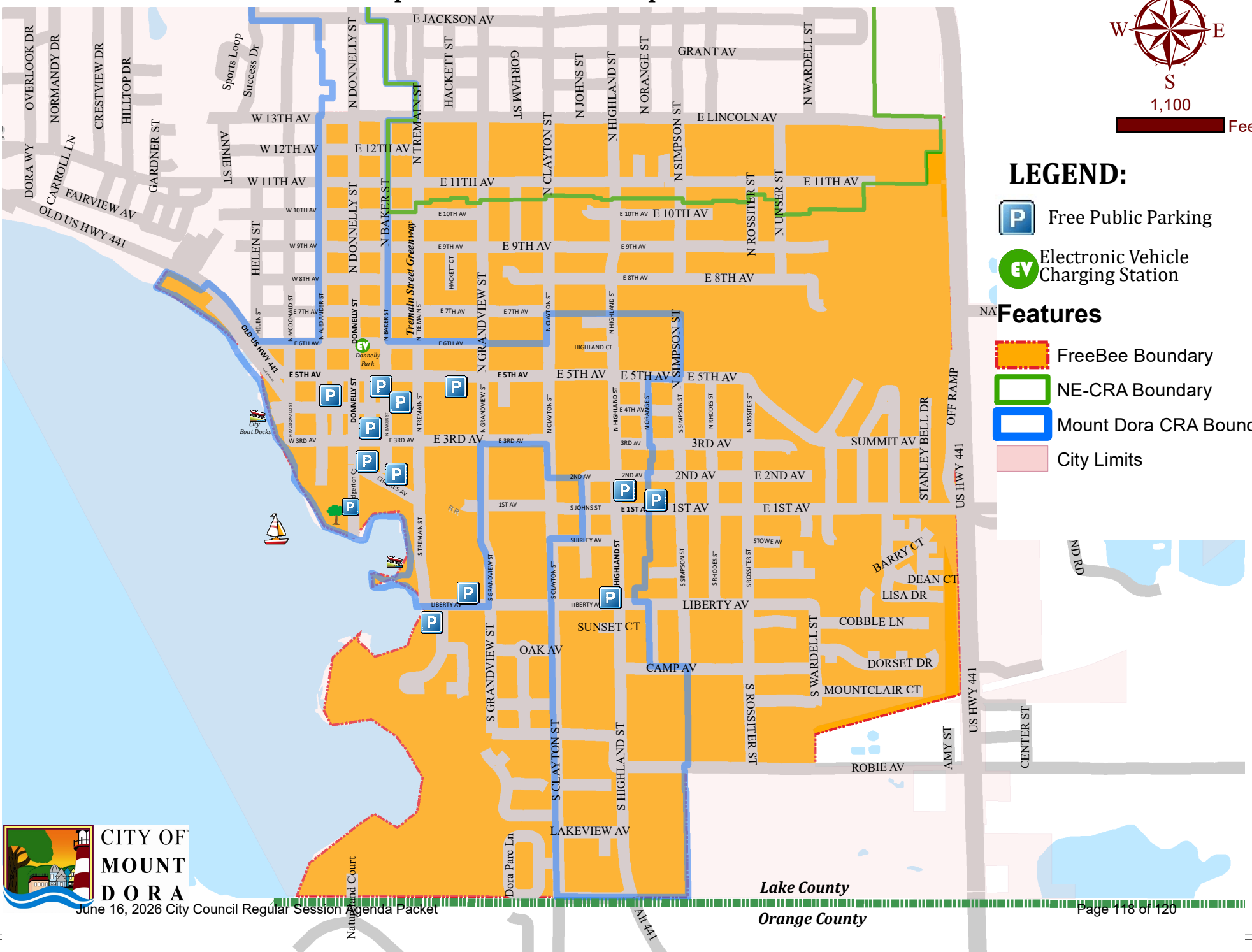
Feet

LEGEND:

-  Free Public Parking
-  Electronic Vehicle Charging Station

Features

-  FreeBee Boundary
-  NE-CRA Boundary
-  Mount Dora CRA Boundary
-  City Limits



CITY OF MOUNT DORA



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 16, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Parking Shuttle (Freebee) Update

Introduction:

This item provides an opportunity for City Council to receive another update on the performance, operations, and community benefit of the Freebee parking shuttle service.

Discussion:

Staff and representatives from Freebee will provide a brief presentation regarding the parking shuttle service, including ridership activity, service performance, peak usage periods, customer feedback, and operational observations. The update will also provide an opportunity to discuss the broader community and economic benefits of the service, including how the shuttle supports downtown businesses, improves visitor access, assists with parking circulation, and helps extend the usefulness of existing parking resources by connecting riders to key destinations within the CRA/downtown area.

The Freebee parking shuttle service was introduced (started October 1, 2024) to support downtown mobility and parking access by providing electric vehicle shuttle service within the Community Redevelopment Agency (CRA) boundary. The service assists with parking solutions by helping move residents, visitors, employees, and event attendees between parking areas, businesses, restaurants, events, and other downtown destinations. In doing so, the service helps reduce parking frustration, improves the downtown visitor experience, and supports continued economic activity in the downtown core.

The Master Services Agreement and related amendment provide for continued Freebee shuttle services through September 30, 2027. The service includes two vehicles operating within the designated CRA service area, with one vehicle being wheelchair accessible. The current service schedule provides for operations Friday through Sunday from 9:00 AM to 10:00 PM, subject to change as provided in the agreement and based on operational needs and ridership data.

The presentation may include available metrics such as total riders, trips by month, average riders per service day, peak service hours, average wait times, most-used pickup and drop-off

areas, event-related usage, customer satisfaction, app usage versus walk-up usage, vehicle miles traveled, and cost-per-rider information. These metrics will help City Council better evaluate the operational performance of the service and its role in supporting downtown access, parking circulation, business activity, and overall mobility.

This update is intended to keep City Council informed regarding the status of the program and its continued role in supporting parking solutions, visitor access, downtown connectivity, and economic vitality.

Budget Impact:

Funding for the Freebee parking shuttle service has been allocated in the adopted budget. Pursuant to the agreement, the CRA pays Freebee an hourly rate for service, with the total annual cost not to exceed \$217,279.92. No additional budget action is requested as part of this informational update.

Strategic Impact:

GOAL 2: Infrastructure / Public Safety
Objective 2.1. Improve parking capacity / Identify final location

The shuttle service supports this objective by improving access to existing parking resources, reducing downtown parking pressure, and enhancing mobility between parking areas, businesses, events, and visitor destinations.

Recommendation:

This presentation is for informational purposes only; no action is requested.

Attachment(s):

Prepared by: Misty Sommer, Director of Economic Development & Public Information

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 6/4/2026

Final Approval - 6/4/2026