

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



**October 18, 2022
City Hall
510 N. Baker St.
Mount Dora, FL 32757**

CALL TO ORDER

Having been duly advertised as required by law, Mayor Crissy Stile called the Regular Session of the City Council to order at 6:00 P.M. in the Mount Dora Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Councilmember Rolfson led a Moment of Silence and Pledge of Allegiance to the Flag.

ROLL CALL

Members Present

Crissy Stile, Mayor
Marc Crail, Vice-Mayor
John Cataldo, District 1
Cal Rolfson, District 2
Austin Guenther, District 3
Nate Walker, District 5
Doug Bryant, At-Large

Also Present

Patrick C. Comiskey, City Manager
Sherry G. Sutphen, City Attorney
Jeanann Hand, Interim City Clerk

PRESENTATIONS

1. National Animation Day Proclamation Presented to Steamroller Animation
Economic Development Manager Misty Sommer introduced representatives from Steamroller Animation Studios and read the proclamation into the record.
2. Florida City Government Week Essay Contest Winners
The Interim City Clerk explained the essay contest and introduced the two winners, who read their essays and received certificates and donated prizes. The essays are attached to this item and marked as Exhibit A.
3. City of Mount Dora Fun Fact
Mayor Stile explained the origin of the cannon by the Mount Dora light house. An article related to the topic, which was displayed at the meeting, is attached to the minutes and marked as Exhibit B.

PUBLIC COMMENTS

Mayor Stile opened public comment.

Adrian Cooms, 408 West Ninth Avenue, asked questions regarding the City's JPA with Lake County. He would be emailing the City Attorney with further inquiry.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

1. Historic Preservation Board, District 5

Councilmember Walker recommended the appointment of Robert Gordon to the District 5 seat on the Historic Preservation Board.

MOTION BY COUNCILMEMBER WALKER TO APPOINT ROBERT GORDON TO THE HISTORIC PRESERVATION BOARD; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request Approval of Agreement between the State of Florida and the City of Mount Dora for the Simpson Farmhouse Project
2. Request Approval of Meeting Minutes
 - September 20, 2022 City Council Regular Session
 - September 27, 2022 City Council Special Session
 - October 4, 2022 City Council Regular Session

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Task Authorization/GMP Guaranteed Maximum Price for City Hall Roof Replacement Faden

City Manager Patrick Comiskey introduced Construction Manager Chet Cramer, who provided background on the item, explaining the need for the roof replacement.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

Vice-mayor Crail asked for clarification regarding the guaranteed maximum price.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION AND GUARANTEED MAXIMUM PRICE FOR THE CITY HALL ROOF REPLACEMENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Walker
Councilmember Cataldo
Councilmember Guenther
Councilmember Bryant
Vice-mayor Crail
Mayor Stile

NO None

2. Request Approval of Task Authorization/Guaranteed Maximum Price GMP for Simpson Farmhouse Restoration Faden

City Manager Comiskey introduced Chet Cramer, who explained the reason for the project.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

Discussion took place regarding the grade of the windows and the restoration's effect on the historical character of the facility. Clarification was made regarding what the GMP would cover as far as a comprehensive restoration was concerned. Mr. Cramer provided project budget details involving the project grant and its match. Library Director Cathy

Lunday provided further information on the restoration. Mention was made of repurposing of the window glass.

Mayor Stile opened public comment.

Jay Smith, 1046 McDonald Street, spoke on the value of the window glass.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION AND GUARANTEED MAXIMUM PRICE FOR THE SIMPSON FARMHOUSE RESTORATION; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Walker
Councilmember Cataldo
Councilmember Guenther
Councilmember Bryant
Vice-mayor Crail
Mayor Stile

NO None

3. Request City Council Direction Regarding City Facilities for Fire, Electric, Public Works, Water/Wastewater and Parks and Recreation

City Manager Comiskey provided background on the item.

Clarification was provided regarding the cost difference between options four and five.

Councilmembers discussed their reasons for their preferences among the options provided for these projects at this point.

Mayor Stile opened public comment.

Michell Middleton spoke about the fire assessment fee, the use of funds collected, and public awareness of this issue.

Mayor Stile closed public comment.

MOTION BY VICE-MAYOR CRAIL TO PROCEED WITH OPTION FOUR, THE ALL-STAFF AGREEABLE PROPOSAL FOR THE FUTURE BUILDING PROJECTS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Vice-mayor Crail
Councilmember Walker
Councilmember Bryant
Councilmember Rolfson
Mayor Stile

NO Councilmember Cataldo
Councilmember Guenther

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval of Final Reading and Adoption of **Ordinance No. 2022-14**, Final PUD Master Plan for Vedder Holsters

City Attorney Sutphen read Ordinance No. 2022-14 by title only

ORDINANCE NO. 2022-14

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FOR THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF LINCOLN AVENUE AND WEST OF U.S. HIGHWAY 441; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE REZONING AND APPROVAL OF THE VEDDER HOLSTERS PLANNED UNIT DEVELOPMENT TERMS AND CONDITIONS; PROVIDING FOR OFFICIAL ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Councilmember Guenther announced his recusal from participation in this item.
Councilmember Guenther's Form 8B is attached to these minutes and marked as Exhibit C.

City Manager Comiskey explained this was the final reading for the ordinance.

Tim Green, representing Green Consulting Group, 4070 United Avenue confirmed the business owner would be hiring employees who reside in the community. Parking, customer base, and project timeline were mentioned.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FINAL READING AND ADOPTION OF ORDINANCE NO. 2022-14, FINAL PUD MASTER PLAN FOR VEDDER HOLSTERS; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Cataldo
Councilmember Walker
Councilmember Bryant
Vice-mayor Crail
Mayor Stile

NO None

2. Request Adoption of **Resolution No. 2022-67**, Adjustment of the Electric Base Rate and Power Cost Charge

City Attorney Sutphen read Resolution No. 2022-67 by title only.

RESOLUTION NO. 2022-67

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO ADJUSTMENTS TO THE ELECTRIC UTILITY POWER COST CHARGE AND BASE RATE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF ELECTRIC UTILITY POWER COST CHARGE AND BASE RATE ADJUSTMENTS; 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

City Manager Comiskey explained the purpose and reason for the item. The rate adjustment will go into effect November 1st. Discussion took place regarding the base rate and the stability of the rate adjustment.

Mayor Stile opened public comment.

No one spoke.

Mayor Stile closed public comment.

MOTION BY VICE-MAYOR CRAIL TO APPROVE ADOPTION OF RESOLUTION NO. 2022-67, ADJUSTMENT OF THE ELECTRIC BASE RATE AND POWER COST CHARGE; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Vice-mayor Crail
Councilmember Rolfson
Councilmember Cataldo
Councilmember Guenther
Councilmember Walker
Councilmember Bryant
Mayor Stile

NO None

3. Request Approval of First Reading of **Ordinance No. 2022-26**, Amending City of Mount Dora Code of Ordinances, Chapter 2, Article VIII, Boards and Commissions, Division 1, Generally

City Attorney Sutphen read Ordinance No. 2022-26 by title only.

ORDINANCE NO. 2022-26

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO BOARDS AND COMMISSIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CHAPTER 2, ARTICLE VIII, BOARDS AND COMMISSIONS, DIVISION 1, GENERALLY; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CODIFICATION, SCRIVENER'S ERRORS AND THE ADJUSTMENT OF PRONOUNS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Sutphen explained this ordinance is the first step in formally establishing uniformity among City boards and commissions. These changes to this section of the City code will apply to all boards and commissions, rather than enacting the changes in separate documents.

The content of the changes was discussed. Requirements not mentioned in this ordinance are being written into documents to be presented at upcoming meetings.

Mayor Stile opened public comment.

Harlow Middleton, 699 East Fifth Avenue, spoke about task forces and special committees, and the residency requirement.

Christine King-Harris, 402 Jackson Avenue, spoke regarding the release of assets.

Michell Middleton, 112 East Fifth Avenue, spoke about consideration of business owners.

Joe Lewis, 148 Charles Avenue, asked for differentiation between business owner and property owner.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2022-26, AMENDING THE MOUNT DORA CODE OF ORDINANCE, CHAPTER 2, ARTICLE VIII, BOARDS AND COMMISSION, DIVISION 1, GENERALLY, AND TO INCLUDE AS A SUBSECTION E, INCLUDING PROPERTY OWNERSHIP WITHIN THE CITY IN ADDITION TO RESIDENCY AS QUALIFIED MEMBERSHIP, AND EXEMPTING OUT AD HOC COMMITTEES CREATED BY CITY COUNCIL; COUNCILMEMBER GUENTHER SECONDED THE MOTION. MOTION APPROVED BY A ROLL CALL VOTE.

YES Councilmember Rolfson
Councilmember Guenther
Councilmember Cataldo
Councilmember Walker
Councilmember Bryant
Vice-mayor Crail
Mayor Stile

NO None

Councilmember Walker stated for the record he still believes residency should be a requirement.

CITY MANAGER'S REPORT

At City Manager Comiskey's request, staff reported on various activities within the city. Mr. Comiskey announced the appointment of Troy Shonk as Parks and Recreation Director and Rita Meade as Finance Director.

CITY ATTORNEY'S REPORT

City Attorney Sutphen explained the City Manager annual evaluation process and the next steps regarding the Lake County JPA.

Discussion ensued regarding Lake County's relationship with Clermont, types of annexation, enforcement, and short and long term goals. City Attorney Sutphen reviewed some of the proposed changes to the document in its current state. Councilmembers considered revisions. City Attorney Sutphen will continue to revise the document. It was agreed there will be an item on the November 1st City Council agenda to review City Attorney Sutphen's revised proposed JPA language.

COMMUNICATIONS AND REPORTS

1. Council Member John Cataldo
Councilmember Cataldo mentioned expressed interest in an uptown beautification committee.
2. Council Member Austin Guenther
Councilmember Guenther thanked Troy Shonk for help with placing Pop Warner teams.
3. Council Member Cal Rolfson
Councilmember Rolfson remarked upon the reception, suggested a plaque for the cannon and mentioned the importance of citizen input.
4. Council Member Nate Walker
Councilmember Walker congratulated essay winners and mentioned an upcoming food giveaway.
5. Council Member Doug Bryant
No report.
6. Vice-Mayor Marc Crail
Vice-mayor Crail commented on City Government Week activities, the arborist and tree committee, and awarded Public Works Director George Marek gold suspenders.
7. Mayor Crissy Stile
Mayor Stile thanked City Manager Comiskey for the reception, mentioned the upcoming craft fair and new statistics regarding the library.

FUTURE MEETING DATES

1. November 1, 2022, 6:00 PM, Regular Session
2. November 15, 2022, 6:00 PM, Regular Session
3. December 6, 2022, 6:00 PM, Regular Session
4. December 20, 2022, 6:00 PM, Regular Session

ADJOURNMENT

MOTION BY COUNCILMEMBER GUENTHER TO ADJOURN; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 7:56 P.M.



CRISSY STILE, MAYOR



JEANANN HAND,
Interim City Clerk