



**CITY OF MOUNT DORA, FLORIDA  
CITY COUNCIL REGULAR SESSION  
MEETING MINUTES  
January 2, 2024, 6:00 p.m.  
Mount Dora City Hall  
510 N. Baker St., Mount Dora, FL 32757**

**CALL TO ORDER**

Having been duly advertised as required by law, at 6:00 p.m., Mayor Crissy Stile called to order the January 2, 2024 meeting of the Mount Dora City Council in the City Hall Council Chambers.

**MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

A moment of silence and Pledge of Allegiance were led by Councilmember Bryant.

**ROLL CALL**

Members Present

Crissy Stile, Mayor  
John Cataldo, District 1  
Cal Rolfson, District 2  
Nate Walker, District 5  
Doug Bryant, At-large

Also Present

Patrick C. Comiskey, City Manager  
Patrick Brackins, City Attorney  
Jeanann Hand, City Clerk

Members Not Present

Marc Crail, Vice-mayor  
Dennis Dawson, District 3

**PRESENTATIONS**

1. Palm Island Park Project

Eagle Scout candidate Ben Solomon presented material related to his proposed project for Palm Island Park, which involves installing wooden posts and rope barriers to protect hikers and wildlife on the trails. Mr. Solomon requested funding in the amount of \$3,500.00 from the City to supplement the \$3,500.00 Mr. Solomon already raised.

***MOTION BY COUNCILMEMBER ROLFSON MOVE THIS REQUEST TO ACTION ITEM ONE ON THE REGULAR AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

2. Mount Dora Fun Fact

Mayor Stile shared information about Councilmember Nate Walker, whose 50th birthday is on January 3<sup>rd</sup>.

**PUBLIC COMMENT**

Mayor Stile opened public comment.

Cindy Newton, 19025 Lake Swatara Drive, Eustis, spoke about water supply and recharge, a topic which was discussed at the St. John's Governing Board Meeting. Ms. Newton distributed material, which is attached to the minutes as Exhibit A, related to the North Florida Regional Water Supply Plan. Ms. Newton urged Council to consider this topic when amending the City's Comprehensive Plan.

Hunter File, 20946 Loch Leven Boulevard, spoke about cleaning litter from Highway 441 and recycling Christmas trees.

Chuck Deffes, 326 East Seventh Avenue, spoke about the damaged Century Link boxes.

Christine King-Harris, 402 Jackson Avenue, spoke about tax increases requiring a referendum and about respiratory problems due to environmental mold.

Mayor Stile closed public comment.

### **APPROVAL OF AGENDA**

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA WITH THE ADDITION OF THE REQUEST FOR APPROVAL OF \$3,500.00 FUNDING FOR THE PALM ISLAND PARK PROJECT AS ACTION ITEM ONE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

### **CONSENT AGENDA**

1. Request Approval of Task Authorization #8 with Bellmore Enterprises, Inc. Authorizing Underground Conduit Installation for the new development Bristol Park Apartments Project.
2. Request Approval of Task Authorization with Faden Builders, Inc. for WWTP #1 Reject Pond Repairs
3. Request Ratification of Application for a \$5,000 Grant from the Mount Dora Community Trust to Provide Smoke Detectors to Low-income and Elderly Households
4. Request Approval of City Attorney Invoices for Services Rendered November 16, 2023 through December 15, 2023

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

### **ACTION ITEMS**

1. Request Approval for \$3,500.00 Expenditure for the Palm Island Park Project Presented by Ben Solomon. ***\*This item was added to the agenda from Presentations.***

Councilmembers asked Mr. Solomon questions about the project and voiced support. The Parks Department is in support of the project. Mr. Solomon will return to Council for another request if additional funding is needed to complete the project.

***MOTION BY COUNCILMEMBER ROLFSON FOR THE CITY TO PROVIDE \$3,500.00 FOR THE BALANCE OF FUNDING THE PALM ISLAND PROJECT; COUNCILMEMBER CATALDO SECONDED THE MOTION.***

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

**MOTION PASSED WITH A 5-0 ROLL CALL VOTE.**

**YES**            Rolfson  
                    Cataldo  
                    Walker  
                    Bryant  
                    Stile

**NO**             None

2. Request Approval for Code Lien Waiver for 324 E. Jackson Avenue (Unsafe Home/Structure, Overgrown, and Junk/Debris) *\*Formerly Action Item One*

Deputy Planning Director Adam Sumner explained the reason this waiver request is coming before Council. The property owner, Asberry Johnson, was not aware the property belonged to him until three months prior to this meeting. After learning of the code violations on this property, Mr. Johnson has demolished the offensive structure and cleaned up the property. Ground cover is the only requirement not yet met by Mr. Johnson. Staff requests Council reduce the lien to \$5,000.00 with Mr. Johnson fulfilling the obligation to provide ground covering. Council also has the option to not reduce the lien at all, or to waive the lien entirely. Staff reported Mr. Johnson demonstrated honest effort to remedy the violations in a timely manner.

Council spoke about the importance of consistency when deciding upon lien waivers, and spoke about having a policy for this purpose. The reasons for decisions regarding past lien waivers were discussed. It was noted that circumstances may differ case to case, which may affect decisions. Council noted past property owners whose fees were waived who later were found to have violated code in subsequent instances. Staff stated Mr. Johnson owns no other properties in the City. Councilmember Walker referred to past waivers decided by Council and spoke in favor of waiving the entire lien as long as the ground cover is in place within a certain time frame.

Mayor Stile opened public comment.

Sarah Lamoureux, 32645 Azealia Place, Tavares, is Mr. Johnson's realtor. She spoke in favor of the waiving of the entire fee. She explained Mr. Johnson is an over-the-road truck driver, which contributed to his not being aware of his property ownership. She mentioned the dates in the Quit Claim Deed.

Christine King Harris, 402 Jackson Avenue, spoke about the reason for the boarded windows on the property.

Mayor Stile closed public comment.

**MOTION BY COUNCILMEMBER ROLFSON TO REDUCE THE LIEN TO \$2,500.00 ON THE CONDITION THAT THE PROPERTY OWNER PLACE THE GROUND COVER WITH PROPER MAINTENANCE ON THE PROPERTY WITHIN 30 DAYS OR THE LIEN WILL REVERT TO ITS PRESENT AMOUNT; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 4-1 ROLL CALL VOTE.**

**YES** Rolfson  
Bryant  
Cataldo  
Stile

**NO** Walker

3. Request Issuance of a Purchase Order to Lewis Tree Service, Inc. for Utility Tree Trimming and Vegetation Management Services

Electric Utility Director Steve Langley explained why the City requires this service. This contractor will clear vegetation that might affect the reliability of the City's electric utility services, and maintain National Electric Safety Code clearances and compliance with the Florida Public Service Commission's standards for storm hardening. This purchase will be made under Florida Municipal Power Association's negotiated master purchase agreement with an expected expenditure of \$350,000.00 per year.

Council asked questions about the City's planned use of Lewis Tree Service. Council discussed the participation of the planned-for arborist in the decisions regarding trimming of trees. It was noted that the City is moving toward underground power lines.

Lewis Tree is more expensive than the City's prior vendor for this service, but the former vendor did not entirely satisfy the City's requirements. The prior vendor worked per hour; this vendor will work per line mile. Lewis will cover more ground than the prior vendor. The trimming will take place on a two-year cycle, which may ameliorate the visual impact of utility tree trimming. Council discussed contract terms and provisions. The purchase order will contain language regarding indemnification, venue, and choice of law provisions.

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

***MOTION BY COUNCILMEMBER ROLFSON APPROVE THE ISSUANCE OF A PURCHASE ORDER TO LEWIS TREE SERVICE, INC. FOR UTILITY TREE TRIMMING AND VEGETATION MANAGEMENT SERVICES; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.***

**YES** Rolfson  
Walker  
Cataldo  
Bryant  
Stile

**NO** None

4. Request Approval of Piggyback Agreement Between City of Mount Dora and WESCO Distribution Inc. Related to the Purchase of Electric Distribution Material

Mr. Langley explained this agreement will leverage the City's Orlando Utilities Alliance relationship to ensure the City's ability to acquire and maintain an adequate number of transformers. The agreement's primary benefit is positioning the City more favorably for the supply of material. An additional, though lesser, benefit is a more attractive price available through this piggyback. Supply chain problems were discussed, including the difficulty in obtaining transformers due to changes in the industry. Council discussed the City's transformer stock. Wesco was willing to give the City a sovereign immunity clause, but the venue would be Orange County were litigation to take place.

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

***MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE PIGGYBACK AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND WESCO DISTRIBUTION INC. RELATED TO THE PURCHASE OF ELECTRIC DISTRIBUTION MATERIAL; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.***

***YES*** Rolfson  
Cataldo  
Walker  
Bryant  
Stile  
***NO*** None

#### **PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES**

1. Request Approval of **Resolution No. 2024-02**, Amending Employee Annual Leave Time Eligibility and Rate of Earning Policy

Mr. Brackins read Resolution No. 2024-02 by title only.

##### **RESOLUTION NO. 2024-02**

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING SECTION 8.3(B) OF THE EMPLOYMENT POLICY & PROCEDURE REFERENCE GUIDE RELATING TO ANNUAL LEAVE TIME –VACATION – ELIGIBILITY AND RATE OF EARNING FOR REGULAR FULL-TIME EXEMPT EMPLOYEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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.

Mr. Comiskey explained the purpose of the resolution, which allows the City Manager to offer additional leave time to employees who come to the City with seniority in their field.

Council discussed the probationary period before using the leave time, which is not included as an element in this amendment, and the lack of limit on the leave time the City Manager

could award under this proposed change. Council discussed the possible perception of unfairness under this policy. Council discussed putting a limit on the amount of days the City Manager could award per year.

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

***MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2024-02, AMENDING EMPLOYEE ANNUAL LEAVE TIME ELIGIBILITY AND RATE OF EARNING POLICY WITH THE ADDITION OF THE LANGUAGE OF "NOT TO EXCEED TWENTY (20) DAYS PER YEAR" AFTER THE LINE "THE CITY MANAGER SHALL HAVE THE AUTHORITY TO GRANT A GREATER ADDITIONAL LEAVE" IN SECTION 8.3(B) OF THE EMPLOYMENT POLICY & PROCEDURE REFERENCE GUIDE; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.***

***YES*** Walker  
Cataldo  
Rolfson  
Bryant  
Stile

***NO*** None

#### **CITY MANAGER'S REPORT**

The City Manager directed Public Works Director George Marek to report to Council about a storm water treatment project that would satisfy a requirement from the Florida Department of Environmental Protection (FDEP) in the City's response to the Consent Order. The funds spent by the City for this project would result in deductions from FDEP-imposed fines. The project involves an environmental treatment swale at the end of Niles Road.

#### **CITY ATTORNEY'S REPORT**

Mr. Brackins spoke about the Florida Ethics Commission hotline as a resource to help with Form 6 questions.

#### **COMMUNICATIONS AND REPORTS**

Councilmember Rolfson spoke about the Lake Apopka nature trail and the Miller Ale House opening.

Councilmember Bryant thanked Ms. Newton for speaking at the meeting.

Councilmember Cataldo thanked the Parks Department for the successful New Year's Eve event.

#### **ADJOURNMENT**

***MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

There being no further business for discussion, the meeting adjourned at approximately 7:42 p.m.



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**CRISSY STILE, MAYOR**  
City of Mount Dora



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**JEANANN HAND, CITY CLERK**  
City of Mount Dora



## EXHIBIT A

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### AGENDA REQUEST FOR GOVERNING BOARD MEETING December 12, 2023

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#### MEMORANDUM

**TO:** Governing Board

**THROUGH:** Michael A. Register, P.E.  
Executive Director

**FROM:** Clay Coarsey, Director  
Division of Water Supply Planning and Assessment

**SUBJECT:** Approve the 2023 North Florida Regional Water Supply Plan (2020-2045)

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#### RECOMMENDATION

Approve the 2023 North Florida Regional Water Supply Plan (2020–2045) and associated appendices through the attached order.

#### BACKGROUND

The North Florida Regional Water Supply Partnership area is one of three planning regions in the St. Johns River Water Management District (SJRWMD) and is a joint planning region with the Suwannee River Water Management District (SRWMD). In 2017, the first North Florida Regional Water Supply Plan (NFRWSP) was approved at a joint meeting of the SJRWMD and SRWMD Governing Boards. This update to that plan was developed through a collaborative process with the Florida Department of Environmental Protection, SRWMD, local governments, public supply utilities, environmental advocates, business organizations, agricultural commodity groups, and other stakeholders. The portion of the North Florida planning region within the SJRWMD covers all or part of 9 counties: Alachua, Baker, Bradford, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns.

#### DISCUSSION

The 2023 NFRWSP evaluates existing and future water demand and its potential impacts to water resources. The water resource assessment determined that traditional groundwater sources alone could not supply the 2045 increased groundwater demand of 135 million gallons per day (mgd), while at the same time sustaining water resources and related natural systems. To address this potential deficit, the 2023 NFRWSP identifies over 160 mgd of water conservation, water supply, and water resource development projects to meet the projected 2045 water demand, while protecting natural resources. Consistent with subsection 373.709(1), F.S., the Districts held two technical methods workshops, two water resource constraint workshops, and two draft 2023 NFRWSP workshops. The draft 2023 NFRWSP was posted online for public review and comment from September 12, 2023, through October 6, 2023. All submitted comments and the District's response to each comment are included in an appendix to the plan. Where appropriate, public comments were incorporated into the final draft of the 2023 NFRWSP. The final draft 2023 North Florida Regional Water Supply Plan (2020-2045) and associated appendices are located on the North Florida website at (<https://northfloridawater.com/watersupplyplan/index.html>).

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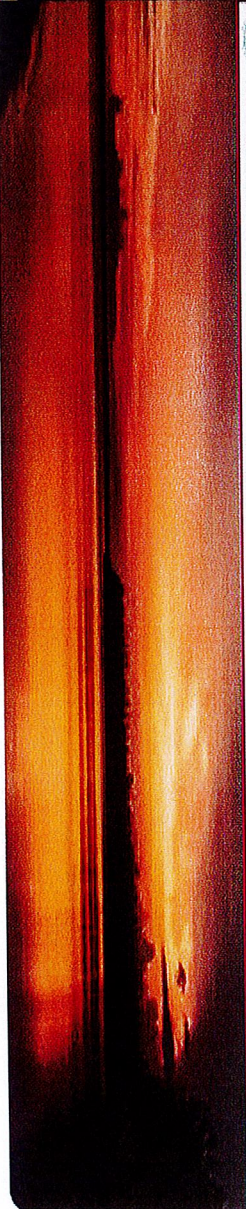


## Conclusions

- Projected 135 mgd increase in groundwater demand from 2015 to 2045
- Future demand cannot be met with traditional sources without potential impacts to water resources
- The NFRWSP identifies 160 mgd of project options, at a total cost of \$2.3 B to meet future water demands while sustaining water resources and related natural systems
- Potential funding options – District, state, federal and private



**St. Johns River**  
Water Management District



## EXHIBIT A



# Regional Water Supply Plan Implementation

- Water Resource Caution Area Designation
- After the Districts approve the 2023 NFRWSP:
  - Local governments must amend their Comprehensive Plans
  - Work Plans must demonstrate sufficient water supply for at least the next 10 years

