CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES
December 19, 2023, 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 Regular Session of City Council in the Mount Dora City Hall Council Chambers.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and Pledge of Allegiance to the Flag were led by Councilmember Cataldo.

ROLL CALL

Members Present	Also Present
Crissy Stile, Mayor	Patrick C. Comiskey, City Manager
Marc Crail, Vice-mayor	Patrick Brackins, City Attorney
John Cataldo, District 1	Jeanann Hand, City Clerk
Cal Rolfson, District 2	
Dennis Dawson, District 3	
Nate Walker, District 5	
Doug Bryant, At-large	

PRESENTATIONS

1. Mount Dora Fun Fact
   Mayor Stile shared information about the Mount Dora Half Marathon and 5K that had taken place the prior weekend.

PUBLIC COMMENT

Mayor Stile opened public comment.

Reverend Bobby Rowe, 1641 Montclair Court, spoke about the North East Community Christmas party the prior weekend, and the Unity Walk which will take place next month.

Christine King-Harris, 402 Jackson Avenue, spoke about the turnout for Wreaths Across America.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

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

BOARD APPOINTMENTS

1. Advisory Board and Committee Appointments and Reappointments

   Councilmembers announced their proposed appointments and reappointments.

   Councilmember Cataldo proposed to reappoint Andrea Lother to the Library Advisory Board, Patricia Huizing to the CRA Advisory Board, Lillie Taylor to the North East CRA Advisory Board, Suzanne Scheck to the Parks and Recreation Advisory Board, James Homich to the Planning and Zoning Commission, and John Wesner to the Public Arts Commission. Councilmember Cataldo proposed to appoint Amber Perretti to the Library Advisory Board.

   Councilmember Rolfson proposed to reappoint Thomas Decker to the Public Arts Commission and proposed to appoint Laura Busch to the Library Advisory Board.

   Vice-mayor Crail proposed to reappoint Kathleen Benjamin to the Historic Preservation Board, William Lowery to the Library Advisory Board, Stevie Harley to the North East CRA Advisory Board, and Maryann McNamara to the Public Arts Commission. Vice-mayor Crail proposed to appoint Harris Turner to the Planning and Zoning Commission.

   Councilmember Walker proposed to reappoint Robert Gordon to the Historic Preservation Board, Janet Manchon to the Library Advisory Board, Roselyn Harris to the North East CRA Advisory Board, William Larkin to the Parks and Recreation Advisory Board, and Kay Volmar to the Public Arts Commission.

   Mayor Stile proposed to reappoint Akhtar Hussain to the CRA Advisory Committee, Det Joks to the Historic Preservation Board, Rona Rowe to the North East CRA Advisory Board, and Kris Haukoos to the Planning and Zoning Commission. Mayor Stile proposed to appoint Cathy Gillespie to the Library Advisory Board, Karla Rainer to the Parks and Recreation Advisory Board, and Susan Gieger to the Public Arts Commission

   MOTION BY COUNCILMEMBER ROLFSON TO APPROVE ALL APPOINTMENTS AND REAPPOINTMENTS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request Approval of Amendment 5 to the Solid Waste Agreement between the City of Mount Dora and Waste Management, Inc. of Florida
2. Request Approval of Equipment Lease with Seminole Office Solutions for Police Property and Evidence Copier and Authorize the City Manager to Sign Any Lease Agreement as Applicable
3. Request Approval of Task Authorization with RCM Utilities to Replace Contact Chamber Control Valves at WWTP#1
4. Request Approval of Task Authorization with Faden Builders, Inc. for Retaining Wall Construction and Removal of a Derelict Tank at WWTP#2

5. Request Approval of Task Authorization with Halff, Inc. to Design Forres Park Parking Lot and Drainage Improvements to Mitigate Flooding on 9th Avenue at Forres Park
6. Request Approval of Task Authorization with Kimley-Horn and Associates, Inc. for Professional Service Required by FDEP Consent Order
7. Request Approval of Capital Replacement of Firefighter Personal Protective Equipment

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

ACTION ITEMS

1. Request Approval of Amendment 1 to the Construction Manager At Risk (CMAR) Agreement with Ajax Building Company LLC for Acceptance of Guaranteed Maximum Price (GMP) for the Construction of Mount Dora Public Works Facility

Electric Utility Director Steve Langley introduced Jeremy Cox from Ajax, who presented slides (attached to the minutes as Exhibit A). Groundbreaking should happen within the next couple of months.

Public Works Director George Marek confirmed the roundabout is still planned for Grandview. Mr. Comiskey spoke about the project's budget, and about financing the project. Mayor Stile suggested the City confirm funding methods before beginning the project. Council expressed concerns about using City reserves in order to fund the project. Council requested more discussion take place regarding financing the project. Councilmembers favored a work session to discuss financing options. Six million dollars is the amount the City would be lending to itself from its reserves. Interest rates were considered.

Mayor Stile opened public comment.

Christine King Harris spoke about funding from reserves.

Robert Gordon, 601 East First Avenue, inquired about the pricing of the project and was told it is a firm fixed price.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE AMENDMENT 1 TO THE CONSTRUCTION MANAGER AT RISK (CMAR) AGREEMENT WITH AJAX BUILDING COMPANY, LLC FOR ACCEPTANCE OF GUARANTEED MAXIMUM PRICE (GMP) FOR THE CONSTRUCTION OF THE MOUNT DORA PUBLIC WORKS FACILITY; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Rolfson
Dawson
Cataldo
Walker
Bryant
Crail

Stile

NO None

2. Request Approval of Agreement Between the City of Mount Dora and Milestone Professional Services, Inc. for Financial Reporting Services

   Finance Director Rita Meade spoke about the Milestone agreement and its benefits. Milestone offers technical expertise regarding pension liability or other services the City may need.

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

   MOTION BY COUNCILMEMBER WALKER TO APPROVE THE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND MILESTONE PROFESSIONAL SERVICES, INC. FOR FINANCIAL REPORTING SERVICES; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

   YES Walker
   Crail
   Cataldo
   Rolfson
   Dawson
   Bryant
   Stile

   NO None

3. Request Approval of an Interlocal Agreement Between the City of Mount Dora and Lake County Related to the Maintenance of Certain Facilities for the Lake County Roundabout Project at Eudora Road/CR19/Old Highway 441

   Public Works Director George Marek spoke about the project, its location, and its origin. There will be a sidewalk, landscaping, and irrigation. The county is providing those elements and asking the City to maintain them. Mr. Marek and Council discussed the possibility for art to be placed at the location. Mr. Dawson spoke of beautification of Old 441 from the roundabout location to Heim. Mr. Marek explained the county is considering that option.

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

   Vice-mayor Crail asked when the Eudora Roundabout work would commence. Mr. Marek would check on a date and send information. It would most likely be 2024, possibly in February.

   MOTION BY VICE-MAYOR CRAIL TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND LAKE COUNTY RELATED TO THE MAINTENANCE OF CERTAIN FACILITIES FOR THE LAKE COUNTY ROUNDABOUT PROJECT AT EUDORA ROAD/CR19/OLD HIGHWAY 441; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Crail
Bryant
Cataldo
Rolfson
Dawson
Walker
Stile

NO None

4. Request approval of Task Authorization/Guaranteed Maximum Price for CMAR Services for Forest Preserve

Library Director Cathy Lunday pointed out that Philip Rapalje from Faden is present to answer any questions. She spoke about the history of work and planning that has been devoted to this project, and of the different teams involved.

Council asked about maintenance. Volunteers have been working the last Saturday of every month and would contribute to maintenance. A part-time cemetery staffer may be promoted to full-time with the additional duties of working the preserve. Councilmembers spoke in favor of the project.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION/GUARANTEED MAXIMUM PRICE FOR CMAR SERVICES FOR FOREST PRESERVE; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Rolfson
Cataldo
Dawson
Walker
Bryant
Crail
Stile

NO None

4. Request Approval of 2024 City Council Regular Session Meeting Dates
Mr. Comiskey spoke about the proposed meeting dates. Council spoke in support of the proposed meeting dates, with the exception of the proposed omission of the November 5, 2024 meeting date. Council would like to meet on that date, which is Election Day.

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

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE PROPOSED 2024 CITY COUNCIL REGULAR SESSION MEETING DATES, WITH NOVEMBER 5, 2024 INCLUDED WITHIN THOSE PROPOSED MEETING DATES;

COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Crail
Walker
Cataldo
Rolfson
Dawson
Bryant
Stile

NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution No. 2023-62 (CRA), Amendment 1 to CRA Interlocal Agreement Between the City of Mount Dora and the Mount Dora Community Redevelopment Agency (CRA)

City Attorney Brackins read Resolution No. 2023-62 by title only.

RESOLUTION NO. 2023-62 (CITY)

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT WITH THE CITY OF MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MAYOR TO EXECUTE SAID INTERLOCAL AGREEMENT; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Deputy Planning Director Adam Sumner explained the reason the resolution is before Council. This is to formalize community policing provided by the City to the CRA. Staff recommends adoption.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2023-62 (CRA), AMENDMENT 1 TO CRA INTERLOCAL AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE MOUNT DORA COMMUNITY REDEVELOPMENT AGENCY; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Rolfson
Dawson
Cataldo
Walker
Bryant

Crail
Stile

NO None

2. Request Adoption of Resolution No. 2023-63, Amendment 1 to the Interlocal Agreement Between the City of Mount Dora and the Mount Dora North East Community Redevelopment Agency (North East CRA)

City Attorney Brackins read Resolution No. 2023-63 by title only.

RESOLUTION NO. 2023-63 (CITY)

A RESOLUTION OF THE CITY OF MOUNT DORA, APPROVING AN AMENDMENT TO THE INTERLOCAL AGREEMENT WITH THE CITY OF MOUNT DORA NORTHEAST COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE MAYOR TO EXECUTE SAID AMENDMENT; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Deputy Planning Director Adam Sumner explained the reason the resolution is before the Council. It is the same formalization of community policing as the prior item, but for the North East CRA. Staff recommends adoption.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2023-63, AMENDMENT 1 TO NORTH EAST CRA INTERLOCAL AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE MOUNT DORA NORTH EAST COMMUNITY REDEVELOPMENT AGENCY; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Walker
Cataldo
Rolfson
Dawson
Bryant
Crail
Stile

NO None

3. Request Adoption of Resolution 2023-58, Approving the Master Fee Schedule

City Attorney Brackins read Resolution No. 2023-58 by title only.

RESOLUTION NO. 2023-58

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE MASTER FEE SCHEDULE FOR THE CITY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR FEE RESOLUTION; PROVIDING FOR APPROVAL OF MASTER FEE SCHEDULE; PROVIDING 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.

Budget Director Aneta Barton explained the reason the resolution is before Council. The Master Fee Schedule is updated annually. The fees will go into effect January 1, 2024. Differences in amounts, including increases over the past year's rates were discussed. Council agreed the customer should not be responsible for the cost of testing a defective utility meter, since the City owns the meter. Mr. Comiskey agreed the fee should be refunded if the meter is found to be defective. The prepaid $165 will be refunded if the meter is found to be defective. That change would be made to the presented fee schedule.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION 2023-58, APPROVING THE MASTER FEE SCHEDULE; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Walker
Cataldo
Rolfson
Dawson
Bryant
Crail
Stile

NO None

4. Request Adoption of Resolution No. 2023-66, Adding Friday, July 5, 2024, and Tuesday, November 5, 2024 to the City's Observed Holiday Schedule

Mr. Brackins read Resolution No. 2023-66 by title only.

RESOLUTION NO. 2023-66

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO JULY 5th AND NOVEMBER 5th AS OFFICIAL PAID HOLIDAYS IN 2024; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF JULY 5, 2024, AND NOVEMBER 5, 2024 AS OFFICIAL PAID HOLIDAYS; 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.

Council discussed setting Election Day as a holiday.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2023-66, ADDING FRIDAY, JULY 5, 2024, AND TUESDAY, NOVEMBER 5, 2024 TO THE CITY'S OBSERVED HOLIDAY SCHEDULE; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION FAILED WITH A 3-4 ROLL CALL VOTE.

YES Walker
Dawson
Rolfson

NO Cataldo
Walker
Crail
Stile

5. Request Adoption of Resolution No. 2023-67, Employee Pay Grade Classifications Amended

Mr. Brackins read Resolution No. 2023-67 by title only.

RESOLUTION NO. 2023-67

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO EMPLOYEE PAY GRADE CLASSIFICATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE 2023-2024 GENERAL EMPLOYEE PAY GRADE CLASSIFICATION PLAN AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Comiskey explained the reason for this resolution, which would shore up the pay for employees who were outside of the scope for the last pay raise. Affected employees will receive back pay to October 1, 2023. Staff has taken measures to ensure this will not need to be done next year. This action will not impact taxes.

Council expressed appreciation for this resolution.

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

MOTION BY VICE-MAYOR CRAIL TO ADOPT RESOLUTION NO. 2023-67, EMPLOYEE PAY GRADE CLASSIFICATIONS AMENDED; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Crail
Cataldo
Rolfson
Dawson
Walker
Bryant
Stile

NO None

6. Request Adoption of Resolution No. 2023-68, Naming of the Mount Dora Community Building

Mr. Brackins read Resolution No. 2023-68 by title only.

RESOLUTION NO. 2023-68

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE OFFICIAL NAME OF THE MOUNT DORA COMMUNITY BUILDING LOCATED AT 520 NORTH BAKER STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Comiskey explained the reason this resolution was brought before Council. He stated that this resolution clarifies the identities of the Community Building and the Music Hall. Vice-mayor Crail acknowledged the impact of branding the Music Hall and wanted to ensure the Music Hall would remain the Mount Dora Music Hall. Councilmembers question the need for this resolution. Council recognized the importance of the building name and of the Music Hall's identity. Council discussed the requirement for vendors to advertise the venue properly.

Vice-mayor Crail spoke about the signage changes that had been proposed. Cultural and Special Events Manager Chris Carson confirmed the signage mentioned by Vice-mayor Crail had been approved. Councilmember Bryant spoke for integration of the two signs, stylistically. Planning Director Vince Sandersfeld spoke about the planned ordinance reading in January for the building's designation as a historic building. Council members asked for clarification regarding the benefits of the historic designation. Mr. Sandersfeld explained the designation enhances the scrutiny of the site. Council questioned whether these extra steps were necessary, and whether the historic designation is necessary at the cost of limiting the ability to market the facility. The decision for historical status is entirely local. Changes cannot be made once the site in nominated. The Historic Preservation Board is in favor of the nomination. Council asked to hear from staff.

Mr. Carson spoke about the reasons for designating the auditorium the Music Hall.

Mayor Stile opened public comment.

Adrian Coombes, 408 West Ninth Avenue, spoke about the facility name being misrepresented in promotion and advertising, and of the goals of the Historic Preservation Board.

Robert Gordon, 601 East First Avenue, spoke about signage.

Mayor Stile closed public comment.

Councilmembers discussed the purpose of the resolution. They mentioned that Resolution 2022-21 clearly indicates the name of the Community Building, and discussed the difference between the building name and the name of the auditorium within the Community Building. They discussed whether actions need to be taken to ensure vendors use the proper name. They conjectured this can be done through agreements. The name should not adversely affect audio spots for events at the venue. Adding "historic" to the name of the building actually changes the name of the building.

DISCUSSION ITEM

1. City Attorney to Discuss a Draft of the Wolf Branch Resolution

Mr. Brackins distributed a draft of a resolution based on the November 21, 2023 presentation regarding the Wolf Branch sinkhole basin. The draft resolution is attached to the minutes as Exhibit B.

Page two under sections two and three holds the most substantive portion of the resolution. Mr. Brackins would seek clarification as to whether the “whereas” clauses are accurate.

Mr. Brackins hoped to bring the revised resolution back at the first or second meeting in January.

Vice-mayor Crail expressed concern that the resolution may inhibit developers from choosing land inside the City limits. Levels of conservation were set by the City’s comprehensive plan.

Kenneth Groves and Richard Hurley, the residents who delivered the presentation on November 21st, stepped forward to answer questions. The importance of keeping the wetlands contaminant-free was discussed.

The Saint Johns River Water Management District (SJRWMD) will make the decision on whether to designate the area critical wetlands. The cooperation of the county was discussed. The wetlands are in the City and Lake County. There is a possibility for a joint resolution with the county. Mr. Groves and Mr. Hurley were tasked with clarifying terms in the resolution.

CITY MANAGER'S REPORT

Mr. Comiskey asked Mr. Hurley to update Council on the County Club golf course. The owner of the land is selling her property to Great Life Golf. The sale is to take place mid-February. Restrictive covenants will be negotiated. The homeowners association has first right of refusal if the golf course goes out of business. Councilmember Rolfson mentioned the assessment upon the homeowners. The course will remain a publicly-accessible golf course.

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CITY ATTORNEY'S REPORT

Mr. Brackins spoke about Mr. Comiskey's legal invoices and his request for reimbursement.

The AMCO settlement will be discussed at the first meeting in February, on the 6th.

The Lindsay Greene investigation report will be issued within the next week to 10 days.

COMMUNICATIONS AND REPORTS

Councilmember Cal Rolfson mentioned Senate Bill 280, which is related to vacation rentals. The Florida League of Cities weekly legislative update phone meetings start in January.

Councilmember Dennis Dawson spoke about his participation in the half marathon.

Councilmember Doug Bryant spoke about his participation in the 5K.

Vice-mayor Marc Crail spoke about Wreaths Across America and the library's butterfly mural dedication.

ADJOURNMENT

MOTION BY COUNCILMEMBER WALKER TO ADJOURN; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 8:45 p.m.

CRISSY STILE, MAYOR
City of Mount Dora

Jeanann Hand

JEANANN HAND, CITY CLERK
City of Mount Dora

EARLY PROCUREMENT PACKAGE

GMP 01

- Pre-Engineered Metal Buildings
- Long Lead Equipment
  - HVAC Equipment
  - Electrical Gear
  - Generator

Cost Management Recap

Ajax

Sort Sequences:
1. Sec
2. Major Item Code
3. Not Used
4. Not Used

Estimate File: :202009_23116_GMP_05.est - MT DORA PUBLIC WO
MOUNT DORA, F
Estimator: AJAX ESTIMATI
Primary Project Qty:73541
Secondary Project Qty:
Estimate UM: Imperi

Report includes Taxes & Insurance.

12:13:36PM

12/5/2023

NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Company, LLC !!

Description	Unit$	Total $
Total Major Item Code 01300.000 GENERAL CONDITIONS		$27,804
Total Major Item Code 01300.300 GENERAL REQUIREMENTS		$4,500
Total Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES		$3,967,000
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING		$153,089
Total Major Item Code 26000.000 ELECTRICAL WORK		$257,538
Total Major Item Code 36000.000 BONDS & INSURANCE		$98,038
Total Major Item Code 40000.000 DESIGN/CONSULTANTS FEES		$101,698
Total Major Item Code 80000.000 CONTINGENCY		$251,345
Total Major Item Code 90000.000 OVERHEAD & FEE		$263,912
Total Sec B1 EARLY GMP		$5,124,924

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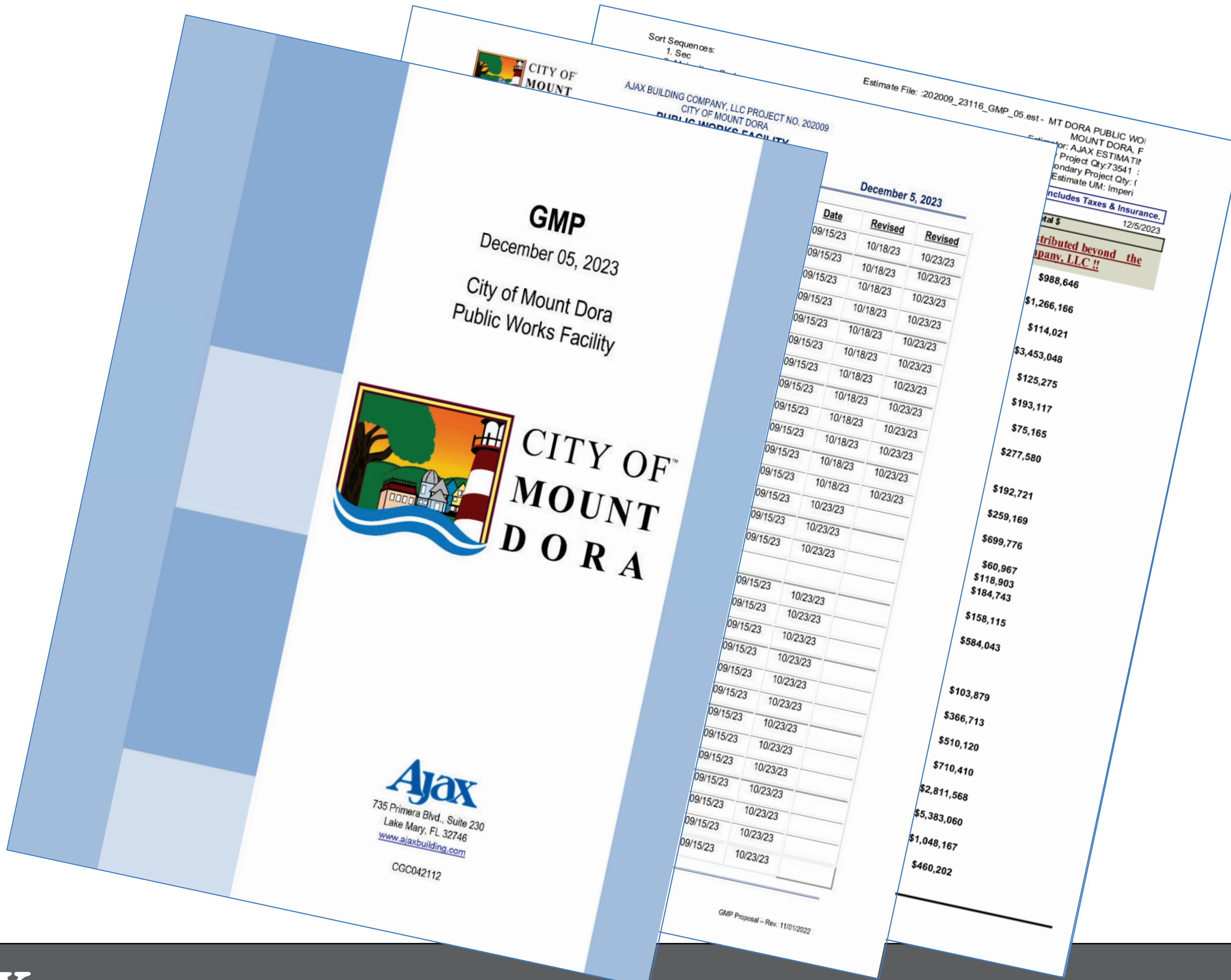
Architects Design Group

Ajax

REMAINING CONSTRUCTION COSTS

GMP 02

- Structure
- Finishes
- Mechanical
- Electrical
- Plumbing
- Sitework
- etc



CONSTRUCTION COSTS SUMMARY

GMP's 01 and 02

Cumulative Construction Total	
GMP 01 – Early Procurement	5,124,924
GMP 02 – Remaining Construction Costs	
General Conditions	988,646
General Requirements	1,266,166
Direct Costs, Insurances, etc.	19,618,805
Total Construction Cost	**$26,998,541**

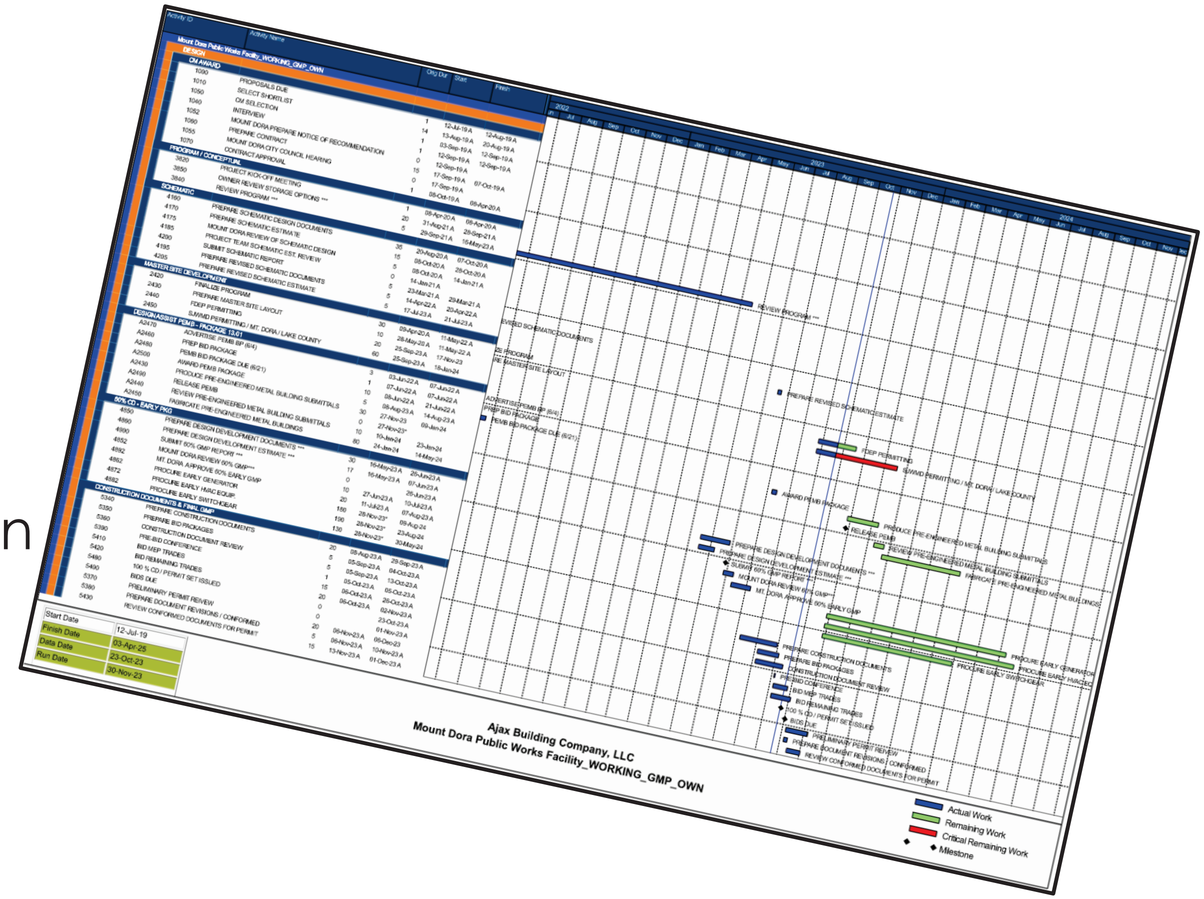
Architects Design Group

ALLOWANCES

Item No.	Description	Allowance Amount
	Division 01 – General Requirements	
01410.000	Building Permits Allowance	$550,000.00
01410.000	Environmental Permits Allowance	$25,000.00
01410.000	Water Systems Service Charges Allowance	$15,000.00
01410.000	Sewer Systems Service Charges Allowance	$15,000.00
01410.000	Impact/Connection Fee Allowance	$25,000.00
01510.000	Temporary Sewer Connection	$3,250.00
01570.000	Site Security	$25,000.00
	Division 10 – Miscellaneous Specialties	
10000.000	Protective Covers / Canopies	$40,088.00
10000.000	Furnishings Racking Allowance	$110,231.00
	Design/Consultants Fees	
40000.000	Sales Tax Reconciliation Allowance	($76,767.00)
	Division 50 – Escalation Costs	
50000.000	Escalation Costs	$50,000.00
	Division 80 – Contingency	
80000.000	Owner's Contingency	$50,000.00
	Total Allowances	**$831,802.00**

CONSTRUCTION SCHEDULE SUMMARY

- 02/14/24: Mobilization
- 06/12/24: Top Out
- 07/03/24: Dry-In
- 08/26/24: Perm Power
- 02/20/25: Substantial Completion
- 03/20/25: Final Completion
- 03/21/25: Occupancy



RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE WOLF BRANCH SINKHOLE BASIN, THE WOLF BRANCH CREEK, AND/OR THE WOLF BRANCH SINKHOLE OR BASIN, RECOGNIZING THE INDEPENDENT, HIGH ECOLOGIC VALUE OF EACH; PROVIDING DIRECTIONS TO THE CITY MANAGER; PROVIDING DIRECTION TO THE LOCAL PLANNING AGENCY; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wolf Branch Sinkhole Basin was the focus of a comprehensive U.S. Geological Survey Open-File Report 96-143, by Donna M. Schiffer, 1996, entitled *Hydrology of the Wolf Branch Sinkhole Basin, Lake Country, East-Central Florida* (the "Hydrology Report"); and

WHEREAS, the Hydrology Report was the product of a 4-year study of the hydrology of the Wolf Branch Sinkhole Basin which was conducted from 1991-1995 by the U.S. Geological Survey to provide information about the hydrologic characteristics of the drainage basin in the vicinity of the Wolf Branch Sinkhole Basin prepared in cooperation with the Lake County Water Authority; and

WHEREAS, the Hydrology Report, at page 1, finds that "[b]ecause of the direct connection of the sinkhole with the aquifer, a contaminant spill in the basis could pose a threat to the aquifer"; and

WHEREAS, on page 2, the Hydrology Report finds that "[b]ecause the aquifer is the principal source of water for the region, the potential degradation of the aquifer has significant health and economic implications"; and

WHEREAS, the Hydrology Report further finds that the Wolf Branch Sinkhole Basin, "because of [its] direction connection [with the] Upper Floridan aquifer, further development within the basin will increase the potential for contamination of the aquifer from accidental spills or nonpoint-source runoff"; and

WHEREAS, the Wolf Branch Sink Preserve is a 154.57-acre property, owned by the Lake County Water Authority, which was annexed into the City of Mount Dora, pursuant to Ordinance Nos. ____________, on __________, 20__, which is located within the Wolf Branch Sinkhole Basin, for the purpose of preserving and protecting the active Wolf Branch Sinkhole Basin and to serve as a buffer surrounding the sinkhole and portion of the Wolf Branch Creek; and

WHEREAS, one of the purposes of annexing said lands into the City of Mount Dora was to conserve the unique and irreplaceable natural resources through conservation; and

WHEREAS, the entire 3.5 mile long Wolf Branch Creek provides a contiguous area that assists with increasing species survival by retaining, maintaining and not disturbing native and natural habitats, increasing food sources, providing valuable cover, decreasing the enhancement of predation, and by reconnecting fragmented and isolate populations; and

WHEREAS, the Wolf Branch Creek and the Wolf Branch Sinkhole Basin drains a 4.94 square mile area and directly recharges the aquifer through the Wolf Branch Sink Preserve's sinkhole and sandy soils; and

WHEREAS, the City Council recognizes that the Wolf Branch Sinkhole Basin, the Wolf Branch Creek and/or Wolf Branch sinkhole or basin are each located entirely within the Wekiva Study Area, as defined by Section 369.316, *Florida Statutes*, and its Master stormwater management plan requirements under Section 369.319, *Florida Statutes*; and

WHEREAS, the City Council of the City of Mount Dora finds that the Wolf Branch Sinkhole Basin, the Wolf Branch Creek and the Wolf Branch sinkhole or basin are of high ecological value, providing ground water recharge to the Upper Floridan Aquifer; and

WHEREAS, pursuant to Section 373.036(2)(e), *Florida Statutes*, the governing board of the St. Johns River Water Management District ("SJRWMD"), in cooperation with local governments, is vested with the authority to develop a list of critical wetlands to be acquired using funds from the Land Acquisition Trust Fund; and

WHEREAS, the City Council wishes to direct the City Manager to make a written request to the governing board of SJRWMD, in conjunction with Lake County, and any other appropriate authorities, to identify the Wolf Branch Sinkhole Basin, the Wolf Branch Creek, and/or the Wolf Branch sinkhole or basin, as a critical natural wetland ecosystem in accordance with Section 373.036(2)(e), *Florida Statutes*; and

WHEREAS, the City of Mount Dora's Comprehensive Plan 2045, Future Land Use Element, Objective 5 is to "ensure the protection of natural resources," and one of its Policies is to "recognize[ ] the need to protect specific rare natural communities within the Wekiva Study Area"; and

WHEREAS, the Planning Board, as the Local Planning Agency for the City of Mount Dora, has the authority to consider and recommend amendments to the Comprehensive Plan, pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City Council of the City of Mount Dora, wishes to direct the Local Planning Agency for the City of Mount Dora to consider and recommend appropriate amendments to the City's Comprehensive Plan to recognize the high ecological value of the Wolf Branch Sinkhole Basis, the Wolf Branch Creek, and/or the Wolf Branch sinkhole or basin, and to recommend further protections thereof consistent with Objective 5 of the City's Future Land Use Element and its respective polices.

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

SECTION 1. Legislative Findings Adopted. The above recitals are hereby adopted and incorporated as the legislative findings by the City Council of the City of Mount Dora.

SECTION 2. Direction to the City Manager. The City Council hereby directs the City Manager to make a written request to the governing board of SJRWMD, in conjunction with Lake County and any other appropriate authorities, to identify the Wolf Branch Sinkhole Basin, the Wolf Branch Creek, and/or the Wolf Branch sinkhole or basin as a critical natural wetland ecosystem in accordance with Section 373.036(2)(e), *Florida Statutes*.

SECTION 3. Direction to Local Planning Agency. The City Council hereby directs the City's Local Planning Agency to consider and recommend amendments to the City's Comprehensive Plan to recognize the high ecological value of the Wolf Branch Sinkhole Basin, the Wolf Branch Creek and/or the Wolf Branch sinkhole or basin, and to recommend further protections thereof consistent with Objective 5 of the City's Future Land Use Element and its respective polices.

SECTION 4. Implementing Actions. The City Manager, City Attorney, and City Clerk are hereby authorized and directed to take such actions as they may deem necessary and appropriate in order to implement the provisions of this Resolution.

SECTION 5. Savings. All prior actions of the City Council, and any and all associated or related matters, are hereby ratified and affirmed.

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

SECTION 7. 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 or City Attorney may be corrected.

SECTION 8. 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 9. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 2nd day of January 2024.

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CRISSY STILE
Chair of the Northeast CRA

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

Resolution No. 2024-XXXX