CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES
April 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 Stile called to order the regular session of the Mount Dora City Council in the City Hall council chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

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

ROLL CALL

Members Present
Crissy Stile, Mayor
Marc Crail, Vice-mayor
John Cataldo, District 1
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large

Also Present
Vince Sandersfeld, Acting City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PRESENTATIONS

1. Proclamation for Earth Day
Mayor Stile read the proclamation into the record. The Mount Dora Friends of the Environment presented awards to City Horticulturalist Robert Austin, Lewis Tree Service, and longtime volunteer Donna Shelley.

2. Certificate of Recognition for Lorraine Bowman
Mayor Stile read the Certificate of Recognition into the record, celebrating Mrs. Bowman's 75th birthday.

3. Wastewater Utility Impact Fee Study Status Report (Raftelis)
Mr. Henry Thomas from Raftelis presented information on the recently conducted Utility Impact Fee Cost Study. The PowerPoint related to Mr. Thomas's presentation is attached to the minutes as Exhibit A. Mr. Thomas answered questions from Councilmembers.

4. Mount Dora Fun Fact
Mayor Stile announced that Mount Dora High School's Marlene Straughan is one of the top three finalists statewide for Principal of the Year.

PUBLIC COMMENT

Mayor Stile opened public comment.

Michell Middleton, 112 East Fifth Avenue, spoke about a former City employee's hospitalization. She also announced that Harlow Middleton will be receiving a Lake County Community Service Award

Christine King-Harris, 402 Jackson Avenue, spoke about the mural at the MLK Center.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

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

CONSENT AGENDA

1. Request Approval of a Task Authorization with Faden Builders, Inc for Rehabilitation of the South Ground Storage Tank at Water Treatment Plant No. 1

2. Request Approval to Apply for the Environmental and Climate Justice Community Change Grant and Request Authorization for the Mayor to Sign the Application Once Complete

3. Request Approval of Task Authorization with Kimley-Horn and Associates, Inc. for Supply of Odor Monitoring Equipment and Related Services

4. Request Approval of Piggyback Agreement with American Sidewalk Management for Sidewalk Inspection, Grinding, Removal, and Repairs

5. Approval of Employment Contract with Vince Sandersfeld, Acting City Manager

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

ACTION ITEMS

1. Request Approval of Real Property Purchase Agreement for 308 E. 5th Avenue

Mr. Sandersfeld described the location of the property. Deputy Planning Director Adam Sumner explained there would be no direct impact on the General Fund because Building Department funds would be used. Mr. Sumner described the elements that make this property a wise purchase for the City. It would be called the Development Services Center. He explained what work would need to be done, and the timeline for the City to be able to use the building. The purchase will add parking spaces to the City. The City would reroof, repaint, add signage and update ADA access. The building would be usable by the fall. Mr. Sumner pointed out the historic significance of the building. Staff recommends approval of the purchase agreement.

Mayor Stile opened public comment.

Josh Hemingway, 1177 East Fifth Avenue, suggested using the building for Council Chambers instead of being used for Planning and Building.

Mayor Stile closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE REAL PROPERTY

PURCHASE AGREEMENT FOR 308 EAST 5^{TH} AVENUE; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Rolfson
Dawson
Cataldo
Walker
Bryant
Crail
Stile
NO None

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval of **Resolution No. 2024-04**, Nathan's Corner Plat (3 Duplex Lots and 3 Single-Family Lots)

Mr. Brackins read Resolution No. 2024-04 by title only.

RESOLUTION NO. 2024-04

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA RELATED TO THE FINAL DEVELOPMENT PLAN AND PLAT ENTITLED "NATHAN'S CORNER"; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF FINAL DEVELOPMENT PLAN AND PLAT; 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. Sandersfeld described the property, which is on the east side of Donnelly Street. An earlier plat was never executed and subsequently expired. Three of the lots will be single family and the remaining three lots will be duplexes. The Planning Commission recommends approval. This approval will contribute to infill and redevelopment.

Mayor Stile opened public comment.

Christine King-Harris, 402 Jackson Avenue, spoke about the operations of the funeral home near the property.

Mayor Stile closed public comment.

Mr. Sandersfeld explained that the project and the property's ownership are unrelated to the funeral home.

Lou Buigas, representing the applicant, West Construction, explained the timeline for construction and West's plan to accommodate the neighbors on Fearon during the construction.

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2024-04, NATHAN'S

CORNER PLAT; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

2. Request approval of First Reading of **Ordinance No. 2024-08,** Amendment to Section 3.5 of the Land Development Code Donnelly Street Setback Requirements.

Mr. Brackins read Ordinance No. 2024-08 by title only.

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE RELATED TO SETBACK REQUIREMENTS FOR FUTURE ROAD WIDENING WITHIN THE CITY'S MAJOR ROADWAY SYSTEM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER III, ZONING REGULATIONS, SECTION 3.5, SUPPLEMENTAL REGULATIONS; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld explained the reason for the ordinance. The Land Develop Code lists setbacks for certain roads for the purpose of leaving space for road widening. The current setback for Donnelly places an unnecessary burden upon redevelopment, since there are no plans to widen Donnelly. The only plan for Donnelly is resurfacing. There have been encouraging inquiries into development on Donnelly. This ordinance will give all of Donnelly south of Limit Avenue the standard setback requirement. The Planning and Zoning Commission recommends approval of this first reading. Staff also recommends approval.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2024-08, AMENDMENT TO SECTION 3.5 OF THE LAND DEVELOPMENT CODE DONNELLY STREET SETBACK REQUIREMENTS; VICE-MAYOR CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES ***Rolfson***
Crail
Cataldo
Dawson
Walker
Bryant

Stile

NO None

3. Request approval of First Reading of **Ordinance No. 2024-09**, Amendment to Section 34-127 of the Mount Dora Code of Ordinances General Employee Retirement System to Clarify Fire Chief Optional Inclusion

Mr. Brackins read Ordinance No. 2024-09 by title only.

ORDINANCE NO. 2024-09

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING THE CITY OF MOUNT DORA CODE OF ORDINANCES, CHAPTER 34, PERSONNEL, ARTICLE IV GENERAL EMPLOYEES' RETIREMENT SYSTEM OF SECTION 34-127 DEFINITIONS; TO ADD EXEMPTIONS FOR A NEW FIRE CHIEF; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CHAPTER 34, PERSONNEL; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld explained that one section of the City's current code allows the Fire Chief to elect for their pension to be drawn from the General Pension Fund, while a different section does not allow for it. This ordinance cures inconsistency in code provisions.

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

MOTION BY VICE-MAYOR CRAIL TO APPROVE THE FIRST READING OF ORDINANCE NO. 2024-09, AMENDMENT TO SECTION 34-127 OF THE MOUNT DORA CODE OF ORDINANCES GENERAL EMPLOYEE RETIREMENT SYSTEM TO CLARIFY FIRE CHIEF OPTIONAL INCLUSION; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Crail
Walker
Cataldo
Rolfson
Dawson
Bryant
Stile
NO None

4. Request Adoption of **Resolution 2024-01**, Adoption of Cybersecurity Framework.

Mr. Brackins read Resolution No. 2024-01 by title only.

RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, ADOPTING THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY CYBERSECURITY FRAMEWORK, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ADOPT POLICIES AND PROCEDURES AS NECESSARY TO IMPLEMENT THE FRAMEWORK AND COMPLY WITH 282.3185, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO AFFIRM COMPLIANCE WITH FLORIDA STATUTES 282.3185; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld explained that each municipality of the size of the City of Mount Dora must adopt the standards in the resolution. Internet Technology Director Jason Marlar stated the City is already abiding by the standards being adopted by the resolution.

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

MOTION BY COUNCILMEMBER DAWSON TO ADOPT RESOLUTION NO. 2024-01, ADOPTION OF CYBERSECURITY FRAMEWORK; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

5. Request Adoption of **Resolution No. 2024-11,** Approving Fireworks Launch and closure of Grantham Point and Simpson Cove Docks on May 25, 2024, Corn Festival Event

Mr. Brackins read Resolution No. 2024-11 by title only.

RESOLUTION NO. 2024-11

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2024 CORN FESTIVAL MOUNT DORA EVENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; 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.

Mr. Sandersfeld explained the purpose of the resolution and provided information about the event, which will honor the heritage of agriculture. The event will be held later in the day to avoid the hottest hours during the season. This festival carries on the tradition of the Zellwood Corn Festival, which no longer occurs.

It was suggested the City receive feedback from the community regarding event scheduling.

Cultural and Special Events Manager Chris Carson spoke about how event-related noise would not adversely affect the community. The event does not violate the City's noise ordinance. Mr. Carson explained the benefits of the festival to the community. Fireworks costs and discounted admission fees for residents were discussed. Lake County is providing a portion of funding for the event. Councilmembers further discussed benefits to residents.

Mayor Stile opened public comment.

Ozell Ward, 318 East Jackson Avenue, asked how this festival would affect other festivals sponsored by the City, mentioning the Heritage Festival and Juneteenth. Mr. Ward spoke about conditions under which migrant farm workers worked. He suggested including the history of migrant workers and their impact on farming.

Joe Lewis, 148 Charles Avenue, spoke about the closing of boat ramps on holidays heavily associated with boating, such as Memorial Day, which is the holiday weekend during which the Corn Festival would take place.

Mr. Sandersfeld said he would address the boating impact.

Josh Hemingway, 1177 East Fifth Avenue, spoke about his dissatisfaction with the City's events plans.

Lynn Tacher, 8031 St. James Way, spoke about her dissatisfaction with some City events, voicing her favor for smaller, more local events. Ms. Tacher spoke about parking difficulties.

Christine King-Harris, 402 Jackson Avenue, spoke about the formulation of the funding for events.

Mayor Stile closed public comment.

Mr. Carson explained the boat launch will be open for the full day of the fireworks event. The fireworks launch conditions and dock closures are monitored through the Lake County Sheriff's Department.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2024-11, APPROVING FIREWORKS LAUNCH AND CLOSURE OF GRANTHAM POINT AND SIMPSON COVE DOCKS ON MAY 25, 2024, CORN FESTIVAL EVENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

6. Request approval of **Resolution No. 2024-12,** Establishing a Charter Review ad hoc Committee

Mr. Brackins read Resolution No. 2024-12 by title only.

RESOLUTION NO. 2024-12

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA ESTABLISHING THE 2024 CHARTER REVIEW COMMITTEE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Brackins spoke about the Charter Review process.

Councilmembers named their appointments to the ad hoc committee being assembled to perform the 2024 City Charter Review. The final report must be submitted by the second City Council meeting in June.

Councilmember Walker appointed Ozell Ward. Councilmember Rolfson appointed Lynn Tipton. Councilmember Cataldo appointed Gregg Joshua Hemingway. Mayor Stile appointed Keashawn "Kay" Volmar. Vice-mayor Crail appointed Francis "Frank" Kirwin. Councilmember Dawson appointed Adrian Coombes. Councilmember Bryant appointed Thomas Hudson.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2024-12, ESTABLISHING A CHARTER REVIEW AD HOC COMMITTEE; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

Councilmember Walker thanked those who volunteered to serve on the committee.

<u>CITY MANAGER'S REPORT</u>
Mr. Sandersfeld told Council that at the next regular Council meeting, he would present an update regarding the damaged cable boxes that are being repaired throughout the City.

<u>CITY ATTORNEY'S REPORT</u>
Mr. Brackins told Council there is no updated information on the AMCO Special Magistrate proceeding. A transcript had not yet been provided. Because of this delay, counsel from both sides requested and were granted a continuance. The deadline to submit proposed orders is now April

22nd, with the magistrate's order date to take place an estimated two to three weeks after that date.

Mr. Brackins provided information regarding publically noticed workshops and public hearings that, by Florida Statute, must take place if the City were to act upon the recommendations in the Raftelis impact fee study.

COMMUNICATIONS AND REPORTS

Councilmember Bryant spoke about his appreciation for the community.

Councilmember Cataldo commented favorably about a Mount Dora Police Officer who worked a recent event.

Councilmember Dawson spoke about a workshop to consider sunsetting the CRA Advisory Committee. He requested a workshop to address parking issues in the City, and asked about the capacity status of the Community Solar program. Electric Utility Director/Acting Assistant City Manager Steve Langley provided statistics related to the program.

Councilmember Rolfson congratulated the Friends of the Environment award recipients, and Mrs. Lorraine Bowman, who had been recognized during presentations.

Vice-mayor Crail expressed appreciation for the Navy Jazz Ensemble concert, and congratulated those who coordinated the Easter Egg Hunt at the library.

The Vice-mayor asked Mr. Brackins about Form 6 resources. Mr. Brackins stated their firm is of the opinion that CPA assistance to complete the form is reimbursable.

Mayor Crissy Stile spoke favorably about the Navy concert. She announced the Supervisor of Elections Office open house on April 13th, and spoke favorably about Mount Dora Police Officer Brandon Buzard's swearing in the day before the Council meeting.

ADJOURNMENT

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

There being no further business for discussion, the meeting adjourned at approximately 8:02 p.m.

CRISSY STILE, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK
City of Mount Dora

EXHIBIT A

CITY OF MOUNT DORA

Sewer Connection Fee Study

4/2/2024

CITY OF MOUNT DORA

RAFTELIS

Study Background

Prior Study

- Previous Study Conducted in 2019
- Fees Implemented January 1, 2020
- Current Sewer Connection Fee of $4,215.00 per Unit

Drivers of Current Study

- Significant Growth – Need for Additional Capacity
- Increasing Cost of Capital Improvement Projects
  - General Industry Trend of Significant Increases in Capital Improvement Project Costs

CITY OF MOUNT DORA

Connection Fee Background

Connection Fees

- Designed to Recover Treatment and Backbone Transmission Capacity Related Capital Costs
  - Driven by Growth
- Fees Only Charged to New Development
  - "Growth Pays for Growth"
- Provides Additional Financial Resources to Enterprise Fund and Reduce Burden on Existing Rate Payers

CITY OF MOUNT DORA

Connection Fee Background (Cont.)

The Basis for Connection Fees and Related Criteria Have Been Developed Under Florida Statutes and Case Law

- Dual Rational Nexus
  - Relate Capital Needs to Growth
  - Relate Capital Expenditures to Growth
- Revenue-Producing Ordinance
- Maintain Separate Accounting
- 90 Day Grace Period (Adopted to Effective Date)

CITY OF MOUNT DORA

Connection Fee Study Tasks

Update Sewer Connection Fees

- Analyze Existing Investment in Wastewater System
  - Net of Contributions, Retirements, and Grant Funding
- Review and Incorporate Proposed Capital Plan
  - Significant Cost Increases Since Last Study
- Review Existing and Proposed System Capacities
- Develop Proposed Sewer Connection Fees

Major Assumptions

$48.7 Million in Wastewater Utility Assets

- 2.75 MGD in Treatment Capacity
- $11.8 Million Excluded as Misc. Equipment, Non-Backbone Collection Lines

$177.3 Million in Wastewater 5-Year CIP

- $143.2 Million Recognized in Fee Calculation
- $34.1 Million Excluded as R&R, Misc. Equipment, Non-Backbone Collection Lines
- 3.25 MGD in Additional Treatment Capacity
- Major Projects ($139.3 Million):
  - New WWTP#2 Plant
  - New WWTP#3 Plant

CITY OF MOUNT DORA

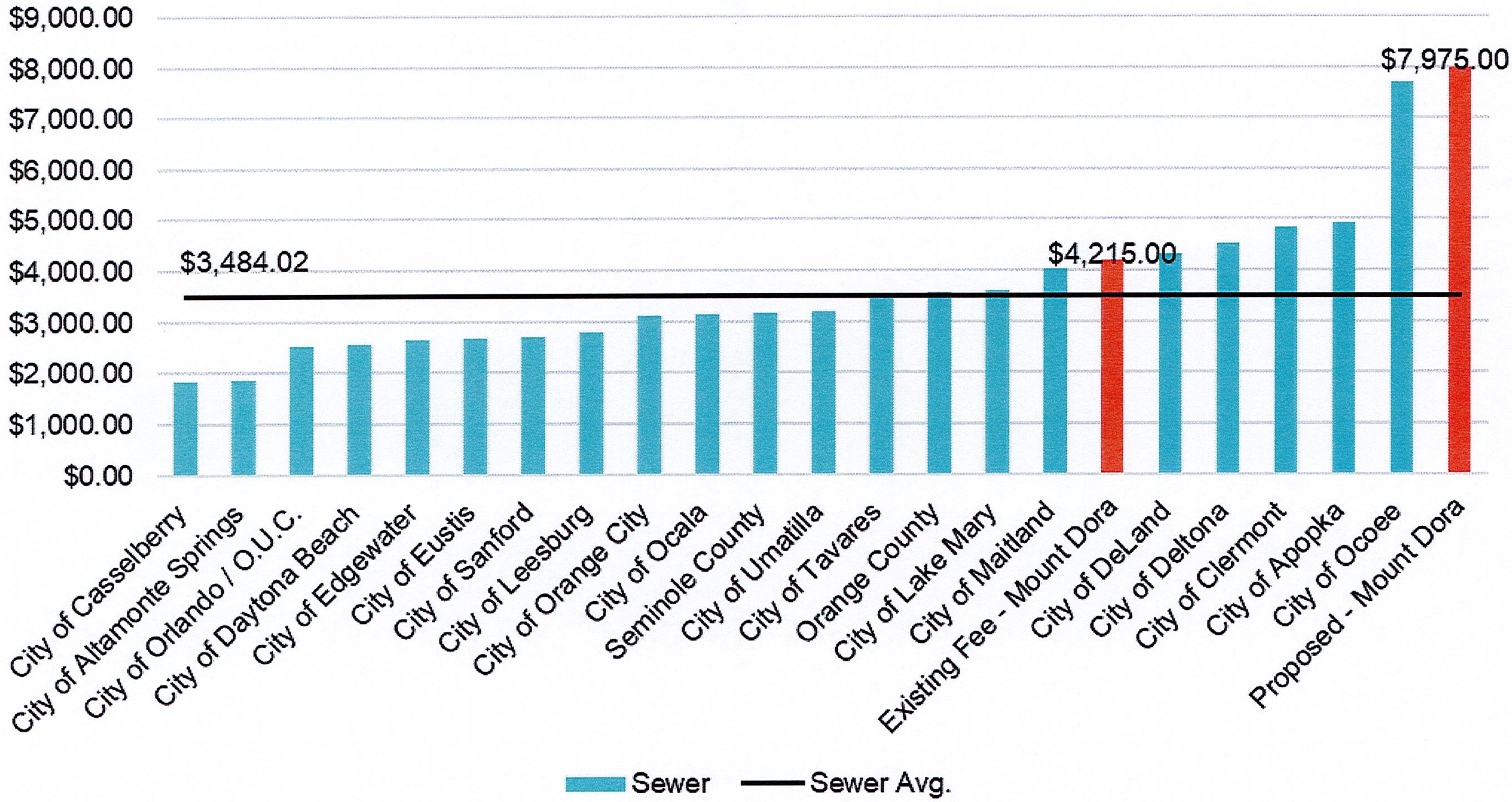
Existing and Proposed Sewer Fees

Description	Level of Service (Per ERU)	Cost Per Gallon of Capacity	Total Connection Fee
Existing Fee:			
Sewer	300 GPD	$14.05	$4,215.00
Proposed Fees:			
Sewer	225 GPD	$35.44	$7,975.00
$ Increase / (Decrease)			$3,760.00
% Increase / (Decrease)			89.21%

Existing and Proposed Combined Fees

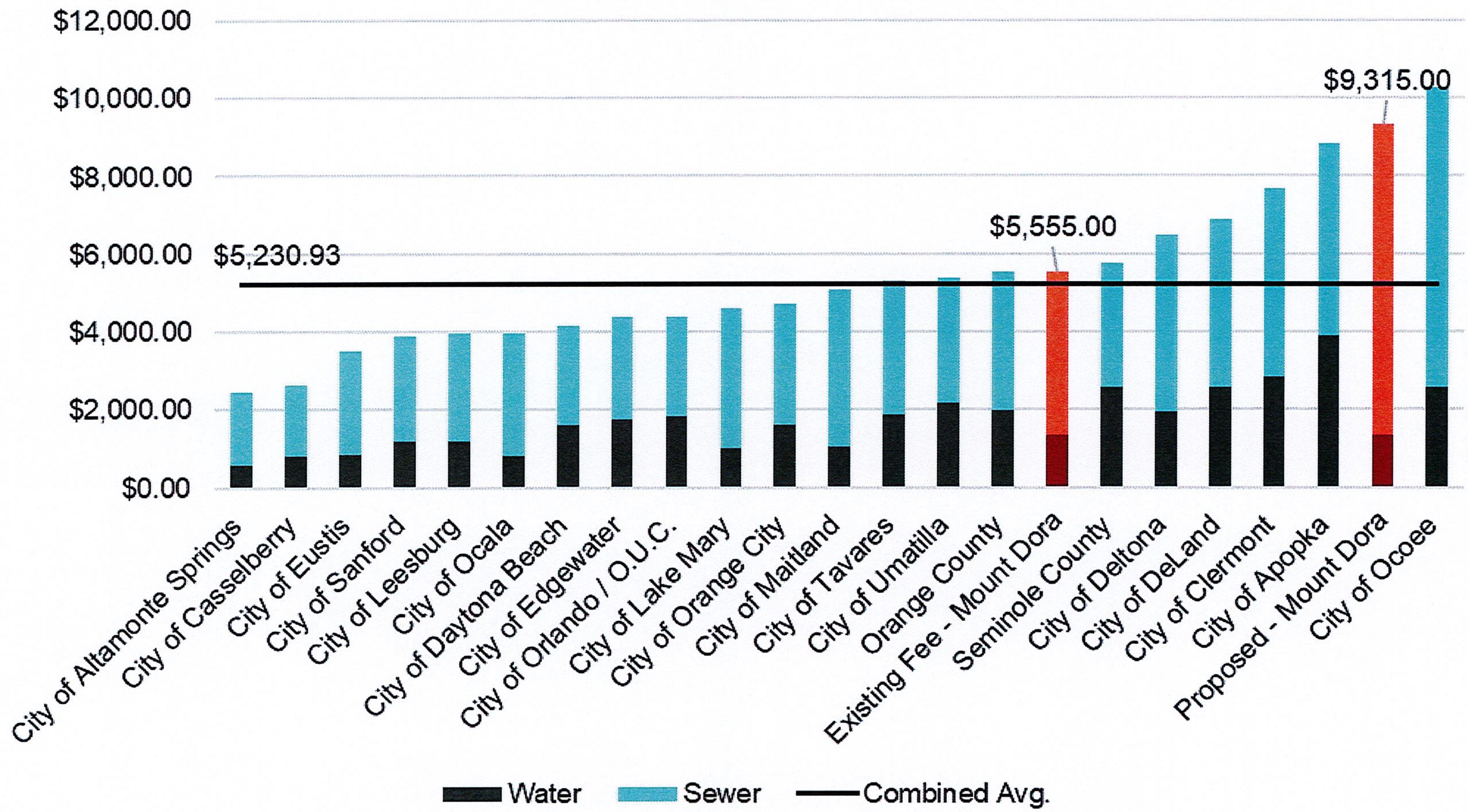
Description	Level of Service (Per ERU)	Cost Per Gallon of Capacity	Total Connection Fees
Existing Fees:			
Water	300 GPD	$4.47	$1,340.000
Reclaimed Water	400 GPD	$1.25	$500.00
Sewer	300 GPD	$14.05	$4,215.00
Total			$6,055.00
Proposed Fees:			
Water (No Change)	300 GPD	$4.47	$1,340.00
Reclaimed Water (No Change)	400 GPD	$1.25	$500.00
Sewer	225 GPD	$35.44	$7,975.00
Total			$9,815.00
$ Increase / (Decrease)			$3,760.00
% Increase / (Decrease)			62.10%

Sewer Connection Fee Comparison



CITY OF MOUNT DORA

Combined Water and Sewer Connection Fee Comparison



CITY OF MOUNT DORA

Recommendations and Conclusions

- Adopt the Proposed Sewer Connection Fees
  - Phased-In Implementation per Florida Statutes
  - Alternatively, Full Implementation Based Upon Extraordinary Circumstances

CITY OF MOUNT DORA

Recommendations and Conclusions Cont.

- Increase in Fee Related to:
  - Increase in Capital Treatment and Transmission Costs
  - Significant increase in Growth
- Review Fees Periodically
  - Development Trends
  - Capital Needs
  - Level of Service Requirements
- 90 Day Grace Period From City Approval Date to Effective Date

CITY OF MOUNT DORA

Discussions & Questions

CITY OF
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DORA