



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES
July 16, 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 July 16, 2024, City Council Regular Session in the Mount Dora City Hall Council Chamber.

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
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large

Also Present

Steve Langley, Acting/Assistant City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

Members Not Present

Marc Crail, Vice-mayor

PRESENTATIONS

1. Fire Department Future Programming

Mount Dora Fire Chief Joseph Hightower presented information regarding the planned future programming for the department. He reviewed call volume statistics, unit response to jurisdictions, and comparisons to jurisdiction response statistics from prior years. Since 2021, the department doubled its response to events within the Mount Dora jurisdiction.

Chief Hightower presented statistics regarding the City's hydrants and fire prevention inspections. He told Council additional fire inspectors would be helpful and related his experience at the federal level with fire inspection staffing numbers.

Chief Hightower presented information on firefighter training and instructor hours. He provided information regarding mental health wellness and peer support, explaining the effect of stressors on those in the department, and the inter-departmental support he witnessed after a recent difficult call.

Chief Hightower provided information on bond fund history since 2018, and on the renovations of the apparatus bay and the administration and living quarters at Station 34. He spoke about his hope for a Mount Dora training facility, and of the value of accreditation and Mount Dora's status among accredited departments.

City Fire Inspector Mike Smith inspects the food trucks that visit the City for events. Life Safety inspections for vacation rentals was discussed. The City's Building Inspector inspects vacation rentals. The City must be made aware of the existence of a rental property in order to inspect it. The decrease of calls outside the City was discussed. Some cities charge for the use of their training facilities. Accreditation does not directly affect the department's Insurance Services Organization (ISO) rating.

Mayor Stile requested information about cities that hire outside personnel to inspect hydrants. Public Works performs the hydrant repair in the City. The timeline for repair was discussed.

2. Home Rule Hero Award Presentation

Florida League of Cities representative Lynn Tipton presented Florida League of Cities Home Rule Hero awards to Councilmember Cal Rolfson and Councilmember Doug Bryant.

3. Mount Dora Fun Fact

Mayor Stile spoke about the recent accomplishment of Eagle Scout candidate Ben Solomon, who completed a project at Palm Island Park installing rope to mark boundaries on the hiking paths. Photos of the project were presented on the monitors in the Council Chamber. The project installed over one mile of rope and 640 posts.

PUBLIC COMMENT

Mayor Stile opened public comment.

Lillie Taylor, 704 Pine Avenue, spoke about stormwater in the Northeast area, which has been a problem for over thirty years. Ms. Taylor's property has been negatively affected by this issue since 1994, and Ms. Taylor has been unable to use her home since a storm on June 28th. Ms. Taylor spoke about the work she has been performing on her house since the flood, and about the ramifications of additional flooding that occurred since June 28th.

Mayor Stile directed Mr. Langley to have the City reach out to Ms. Taylor tomorrow.

Freddie Allen, 721 Pine Avenue, spoke about flooding he is similarly experiencing. He asked for the City's assistance in the Northeast community.

Mayor Stile told those present that Council has directed the City to prioritize stormwater solutions in the Northeast.

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.

APPROVAL OF CONSENT AGENDA

1. Request Approval of Task Authorization with DRMP, Inc. for Design of Underdrainage and Pavement Restoration Tremain Street at Grantham Point Park
2. Request Approval of Task Authorization with DRMP, Inc. for Design of Underdrainage on Donnelly Street at the Mount Dora Welcome Sign
3. Request Approval of Task Authorization #7 Authorizing Underground Conduit Installation with Bellmore Enterprises Incorporated for Dora Drawdy Underground Conversion Project
4. Request Approval of the Memorandum of Understanding (MOU) for the City- County Investigative Bureau (CCIB)
5. Request Approval of Piggyback Agreement with RCM Utilities, LLC (Sanitary Sewer, Manhole, Vault, and Lift Station Rehabilitation)
6. Request Approval for the Purchase and Installation of Police Vehicle Emergency Equipment Under an Agreement with DANA Safety Supply
7. Request Approval to Apply for Florida's Urban and Community Forestry-Capacity Grant (UCF-C) and Request Authorization for the Mayor to Sign the Application Once Complete

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

ACTION ITEMS

1. Request Approval of Agreement with Halff Associates, Inc. for Professional Consultant Services Wastewater Treatment Plant 2 (WWTP 2) Expansion

Public Works Director George Marek explained that the decision being presented to Council is the selection of the consultant to engineer the mirroring of Waste Water Treatment Plant 2. Completion of this project will double the City's capacity at its existing site. Halff was selected through a Request for Quote process.

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

Sewer impact fees are being used to fund this project.

MOTION BY COUNCILMEMBER DAWSON TO APPROVE THE AGREEMENT WITH HALFF ASSOCIATES, INC. FOR PROFESSIONAL CONSULTANT SERVICES WASTEWATER TREATMENT PLANT 2 (WWTP 2) EXPANSION; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

2. Request Approval of the Agreement Between the School Board of Lake County and the City of Mount Dora for the School Resource Officer (SRO) Program

Mount Dora Police Chief Michael Gibson provided history on the School Resource Officer (SRO) Program. The program mentors, educates and builds trust between law enforcement and students. Florida Statute 1006.12 establishes the requirement for safe-school officer programs throughout the state. These programs contribute to a safe environment for school employees and students. The recommended ratio is one officer for every 1,000 students.

Chief Gibson explained the funding of the SRO program. The City will be reimbursed for salary and benefits for the four officers for the actual hours worked at the school during the school year. The estimated salary and benefits of the four SRO officers is \$339,658. The Lake County School Board will reimburse the City an estimated \$242,986.

Chief Gibson recommended Council approve the agreement for the SRO program.

The City, in keeping with recommended statistics, is increasing the number of SROs from three to four. The increase is due to an increase in the number of students at Mount Dora High School.

Chief Gibson spoke about the training and development of those in the position.

Councilmember Cataldo asked about training specifically related to dealing with children. Chief Gibson explained how the program prepares the SROs for working with children.

Councilmember Dawson asked if the SRO numbers affect the City Police Department's staffing numbers. The SROs are already factored into the department's reported staffing numbers and ratios.

Councilmember Bryant asked about the cost to the City with the addition of a fourth SRO. Chief Gibson explained the change of cost and its relation to the addition of an SRO.

Mayor Stile opened public comment.

Cathy Hoechst, 601 McDonald Street, spoke of the demonstrations of respect she witnesses between SROs and students during her time at the schools as a Key Club advisor.

Mayor Stile closed public comment.

Councilmember Walker expressed concern that Officer Robert Thomas, who had developed strong relationships with youths in the Northeast, will be reassigned to SRO duty. Chief Gibson spoke about Officer Thomas's goal to coach students and remain a significant presence to the community.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGREEMENT BETWEEN THE SCHOOL BOARD OF LAKE COUNTY AND THE CITY OF MOUNT DORA FOR THE EDUCATIONAL RESOURCE OFFICER PROGRAM; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution No. 2024-14, Maximum Millage Rate for Fiscal Year 2024-2025 Budget

Mr. Brackins read Resolution No. 2024-14 by title only.

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PERTAINING TO THE PROPOSED MILLAGE RATE OF 6.6000 MILLS FOR FISCAL YEAR 2024-25 FOR THE CITY OF MOUNT DORA, FLORIDA; PROVIDING FOR THE PROPOSED LEVY OF AD VALOREM TAXES AND PERCENTAGE INCREASES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING A PUBLIC HEARING SCHEDULE FOR BUDGET ADOPTION; PROVIDING FOR CERTIFIED COPIES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Acting City Manager Steve Langley made clear that the rate set by this resolution is not the projected actual millage rate for the 2024-2025 fiscal year. The rate established by this resolution is the maximum to which the millage rate may be raised. It is not the anticipated

actual millage rate for the upcoming fiscal year.

City Budget Officer Matthew Dodson explained that this rate is called the “millage cap” because, once established, it cannot be increased without additional administrative and financial burden to the City

Mr. Dodson reviewed the current operating millage rate and the fiscal year 2024-25 gross taxable value certified by the Lake County Property Appraiser. The resolution’s rolled-back millage rate is 5.6642 per \$1,000 assessed value. The proposed maximum millage rate of 6.6000 mills is a 16.52% increase over the rolled-back millage rate.

City Council must authorize the advertisement for the maximum millage rate for the upcoming budget year and schedule and promote budget hearing dates in September. The public hearings for millage and budget considerations would be, for the first public hearing, Tuesday, September 3, 2024; and for the second public hearing, Tuesday, September 17, 2024.

The content of Resolution No. 2024-14 is consistent with the information provided at the June 10th and July 18th workshop discussions.

After being questioned by Councilmember Cataldo, Mr. Brackins explained the effect of a sizeable millage rate increase in the face of homesteaded property exceptions.

It was emphasized that the maximum millage rate is not the actual millage rate. It is customary to set the maximum rate higher than actually intended rate.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2024-14, MAXIMUM MILLAGE RATE FOR 24/25 BUDGET; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

2. Request Adoption of Resolution No. 2024-29, Approval of Aerial Fireworks Display at the July 27, 2024, Last Call Mount Dora Summer Concert Event

Mr. Brackins read Resolution No. 2024-29 by title only.

RESOLUTION NO. 2024-29

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2024 LAST CALL SUMMER CONCERT 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. Brackins informed Council about the correction to the resolution number, which was listed on the agenda as Resolution No. 2024-28.

Cultural and Special Event Manager Chris Carson spoke about the event and its effect on the community as it collects school supply donations. He spoke of the various benefits and appealing qualities of the event. He told Council that Mount Dora real estate firm Spouses with Houses is wholly sponsoring the fireworks portion of the event.

Councilmember Rolfson spoke of the great need for school supply donations.

Councilmember Dawson spoke positively about the Spouses with Houses sponsorship.

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

MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2024-29, APPROVAL OF THE AERIAL FIREWORKS DISPLAY FOR THE LAST CALL MOUNT DORA SUMMER CONCERT EVENT; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

3. Request approval of Final Reading of Ordinance No. 2024-14, Land Development Code Amendment

Mr. Brackins read Ordinance No. 2024-14 by title only.

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE RELATED TO WOLF BRANCH INNOVATION EMPLOYMENT (WBI-E), WOLF BRANCH INNOVATION GATEWAY (WBI-G), AND PLANNED UNIT DEVELOPMENT ZONING DISTRICTS WITH REVISIONS TO LAND USE CATEGORY AND ZONING DISTRICTS COMPATIBILITY AND SITE DESIGN STANDARDS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE, CHAPTER I, OVERVIEW, SECTION 1.4 AND CHAPTER III, ZONING REGULATIONS, SECTION 3.4, ESTABLISHMENT OF ZONING DISTRICTS; 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. Langley explained that this is the final reading of the ordinance for Land Develop Code changes related to Planned Unit Developments (PUDs.) Adoption of this ordinance maintains the City's development standards for PUDs. There have been no changes since the first reading.

Mayor Stile opened public comment.

Logan Opsahl, who is associated with Lowndes Law at 215 North Eola Drive, presented his thoughts, comments and concerns regarding PUDs no longer being allowed in the Wolf Branch Innovation District. Lowndes represents the Vista Ridge mixed-use planned unit development, and Mount Dora South and North. He expressed his concern with the impact of this ordinance on PUDs in the district on those projects. He spoke of the City's opportunity for input on development through their Joint Planning Agreement with Lake County, and its value for market participants and City staff. The ordinance may adversely affect pending projects in the Wolf Branch district that are part of Lake County. Mixed zoning offers the most appropriate zoning for mixed use. There may be a mismatch of zoning and future land use designations, and there is concern that without a PUD, a project may not be able to annex into the City. He fears the ordinance undermines the JPA review and procedure that allows City and county staff to work together. He fears the adoption of this ordinance may disincentivize projects entitled in the county from annexing into the City.

Mr. Brackins explained that the overriding purpose of the ordinance is to address the issues that the City recently encountered. The ordinance would not impact projects currently in the pipeline. Annexation agreements can include entitlements. The changes in the ordinance will not affect pending projects or project currently entitled in the City.

The ordinance meant to address prior problems, and the public's and staff's concerns. It may be amended in the future if problems or inconsistencies arise. Staff's recommendation is to continue to work in good faith with the mentioned projects.

Mayor Stile opened public comment.

Joe Lewis, 148 Charles Avenue, referenced impact fees he believes were lost because of the way the Groves was handled, and compared the current conditions to that incident.

Mayor Stile closed public comment.

Councilmember Dawson explained the City did not lose impact fees from the Groves South, but, because of annexation arrangements, the City is entitled to impact and permitting fees.

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE FINAL READING OF ORDINANCE NO. 2024-14, LAND DEVELOPMENT CODE AMENDMENT; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

4. Request Approval of First Reading of Ordinance No. 2024-19, 2024 Charter Referendum

Mr. Brackins read Ordinance No. 2024-19 by title only.

ORDINANCE NO. 2024-19

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, SUBMITTING TO THE ELECTORS OF MOUNT DORA PROPOSED AMENDMENTS TO THE CHARTER OF THE CITY OF MOUNT DORA; PROVIDING BALLOT TITLES, SUMMARIES AND TEXT FOR THE PROPOSED AMENDMENTS; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE FOR APPROVED AMENDMENTS; PROVIDING FOR AN EFFECTIVE DATE FOR THE ORDINANCE.

Mr. Brackins explained that this ordinance will adopt the questions that will go on the November 5th ballot as options for Charter Amendments.

Council spoke in favor of public education so that voters are well-informed at the polls.

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

The text in the ordinance represents the wording that will be on the ballot. Spanish translations will be written after the second reading of the ordinance is approved.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2024-19, 2024 CHARTER AMENDMENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

CITY MANAGER'S REPORT

Mr. Langley had nothing to report. Mr. Sandersfeld is attending a conference.

CITY ATTORNEY'S REPORT

Mr. Brackins had nothing to report.

COMMUNICATIONS AND REPORTS

Councilmember John Cataldo recognized Troy Shonk for his team's work on the Community Building landscaping and on the Tremain Trail.

Councilmember Cal Rolfson thanked Mr. Langley for filling in for Mr. Sandersfeld. He spoke favorably about Ben Solomon's completed project at Palm Island Park.

Mayor Crissy Stile commented favorably on Mr. Solomon's project and thanked the Clerk's office for assisting with Mr. Solomon's project documents.

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, Mayor Stile adjourned the meeting at approximately 7:43 p.m.

CRISSY STILE, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK
City of Mount Dora