



**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES
August 6, 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 regular session of Mount Dora City Council in the City Hall Council Chamber.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

A moment of silence and Pledge of Allegiance to the Flag 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, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PRESENTATIONS

1. Library Campus Update

Library Director Cathy Lunday presented information about her department's projects. Ms. Lunday's presentation is attached to the minutes as Exhibit A.

2. Mount Dora Fun Fact

Mayor Stile shared information about the Mount Dora Police Department Traffic Unit's recent accomplishments, which included 292 stops, 170 city citations, 34 arrests, and eight physical arrests.

PUBLIC COMMENT

Mayor Stile opened public comment.

Dr. Jim McDowell, 3200 N A1A, Hutchinson Island, spoke about a film project he would like to film in Mount Dora.

Michel Middleton, 112 East Fifth Avenue, invited Councilmembers to a teacher appreciation breakfast Friday at the high school. Ms. Middleton also spoke about the successful efforts of City employees to retrieve her purse from a locked vehicle.

Mayor Stile closed public comment.

APPROVAL OF AGENDA

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

CONSENT AGENDA

1. Request Approval of Task Authorization with Bentley Architects and Engineers, Inc. — for Design of Sidewalk Extension and Intersection Improvements on West 11th Avenue and Heim Road ****This item was moved to become Action Item Two***
2. Request Approval of Amendment 5 to the Lease Agreement between Nickmax Properties, LLC and the City of Mount Dora for the Robie Street Property
3. Request Approval of Combined Voluntary and Operational Assistance Mutual Aid Agreement
4. Request Approval of Sponsorship Agreement with Brightline Trains Florida, LLC for Advertising Services
5. Request Approval of Third Amendment to Interlocal Agreement Between Lake County, Florida with the City of Mount Dora for Library Services
6. Request Approval to Apply for the Florida Recreational Development Assistance Program Grant (FRDAP)
7. Approval of Meeting Minutes:
 - July 2, 2024 Northeast CRA Board Minutes
 - July 2, 2024 CRA Board Minutes
 - July 8, 2024 City Council Budget Workshop Minutes
 - July 16, 2024 City Council Regular Session Minutes
 - July 16, 2024 CRA Board Minutes
 - July 22, 2024 City Council Budget Workshop Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA WITH CONSENT AGENDA ITEM ONE MOVED TO BECOME ACTION ITEM TWO; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Task Authorizations with Faden Builders, Inc. and Halff Associates, Inc. for the Donnelly Park Renovations

Mr. Sandersfeld informed Council about the purpose of the item. Parks and Recreation Director Troy Shonk spoke to Council about the project, describing the three Faden scopes and single Halff scope to convert tennis courts to pickleball courts and address other needs at the park, including accessibility. All courts will remain lighted using the existing lighting. All six courts will be converted. The courts will be protected when the area's use is temporarily adjusted to accommodate special events. Hillside erosion and drainage will be addressed in engineering and design as this project moves forward. There may be hardscaping, seating and/or tiers. Mr. Shonk spoke about how the

upcoming work at the park will coordinate with the newly-renovated features by the stairs. With approval tonight, the project will start in mid-October. No parking will be lost during the project. Faden will come back with as-builts after the tennis-to-pickleball court conversion.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATIONS WITH FADEN BUILDERS, INC. AND HALFF ASSOCIATES, INC. FOR THE DONNELLY PARK RENOVATIONS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

2. Request Approval of Task Authorization with Bentley Architects and Engineers, Inc. for Design of Sidewalk Extension and Intersection Improvements on West 11th Avenue and Heim Road

Mr. Sandersfeld explained the purpose of this item. The intersection involved in this item is highly active and a petition for this project had been presented to Council. Alternative methods for traffic-calming have not been entirely effective. The presented project is based on budgeted numbers. After Bentley studies the area, the City will receive a more definitive phasing schedule. The engineering must be done in order to know an accurate cost.

Mayor Stile had suggested that this item be moved to Action Items because there are times the City agrees to move a project forward after feeling commitment to the project because of the funds already spent on engineering. Mayor Stile pointed out there are other parts of the City that also voice concerns about traffic calming.

Vice-mayor Crail suggested it may be possible for the City have the engineering done now and then delay the construction.

Councilmember Rolfson mentioned the safety concerns with the intersections named in this item. He requested comment from Public Works Director George Marek or Police Chief Michael Gibson.

Mr. Marek explained the project is actually two projects combined into one. The

sidewalk will start around Overlook and run up the hill on the north side of 11th and Heim. Traffic calming is more directly related to Lakeshore Drive. The traffic calming would involve two stop signs and a severe curve to the road, re-engineering the geometry of the road to encourage drivers to drive more slowly.

Council discussed with Mr. Marek the specific areas in need of traffic-calming. Mr. Marek answered questions regarding the City's decisions to focus on certain areas, and the methods of traffic-calming chosen. The turning of Lakeshore up to a 4-way stop at Sylvan will help control traffic and driver behavior.

Councilmember Dawson shared his observation that the area currently being discussed is one of the busiest traffic areas in the City, with conditions worsening every year. The area is frequently used as a shortcut and the areas feeding the route will be growing.

Mr. Marek suggested the City pursue grant funds for this purpose.

Chief Gibson spoke to Council about the City's traffic unit being created because of the area currently being discussed by Council.

Councilmember Walker requested the Exhibit A map be shown on the monitors in the Council Chamber. The map is attached to the minutes as Exhibit B. Discussion ensued regarding alternative plans for achieving the City's desired result. Council would like the engineers to provide alternative plans. Councilmember Walker asked whether the current design was done by engineers. Mr. Marek stated that he designed it. There had been a stop sign there, but the sign was ignored. Mr. Marek spoke about driver behavior at the "Stop-sign ahead" sign.

Mr. Marek spoke of the danger of the intersection. Mayor Stile asked for the engineer to provide a proposal with revised scope. Council considered alternatives approaches

Councilmember Bryant spoke in favor of taking a closer look at the traffic-calming plans and having Councilmembers individually follow up with Mr. Marek. He would like more information about what knowledge has been gleaned from neighborhood input. Councilmember Dawson reminded Council about the petition for this project with over 100 signatures.

Council discussed taking additional time to study this and related projects, weighing the advantages and disadvantages of postponing it. They recognized that this project is a need, but that there are other areas in the City where traffic-calming measures are also being requested.

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

Vice-mayor Crail requested Mr. Marek and Councilmembers take one-by-one field trips to the area in question. Councilmember Dawson named recommended times when the traffic is most noticeable. Council agreed this endeavor would be beneficial.

City staff will ask the engineer to revise the scope, and consider the City's options. Council asked for more information on neighborhood input. Council discussed the timeline for the validity of an engineering report if work does not begin immediately.

MOTION BY COUNCILMEMBER ROLFSON TO DEFER THIS ENGINEERING ISSUE REGARDING 11TH AND HEIM AS SET OUT IN THE AGENDA FOR UP TO ONE MONTH AND REQUEST FULL ENGINEERING ANALYSIS TO CONSIDER ALL POSSIBLE ALTERNATIVES; COUNCILMEMBER CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval of Final 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 told Council that their firm has a certified vendor at ready to translate the ballot items and promptly provide the English and Spanish items to the Lake County Supervisor of Elections. He spoke about the guidelines for public education about the ballot items.

Council discussed the filling of vacancies and calculation of terms and term limits when an appointed official serves a partial term. Mr. Brackins spoke of the committee's intent to avoid the expense of special election.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE FINAL READING AND ADOPT ORDINANCE NO. 2024-19, CHARTER REFERENDUM; 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***

CITY MANAGER'S REPORT

Mr. Sandersfeld introduced the City's new Utility Director, Andrew Marzian. Mr. Marzian spoke briefly to Council about his background.

Mr. Sandersfeld and Mr. Marzian explained the purpose of the position, which is not a new position, but had been filled in the past.

Mr. Sandersfeld spoke about the evaluation dates set forth in his employment agreement. Council agreed to move forward with the September evaluation as described in the agreement.

A lobbyist update was included in the agenda packet.

CITY ATTORNEY'S REPORT

Mr. Brackins informed Council about an action had been brought against the City from parties seeking a declaratory judgment related to the AMCO development. The City has responded with motions to dismiss and motions to strike.

COMMUNICATIONS AND REPORTS

Councilmember Rolfson expressed gratitude to police, fire and utility departments for their work during the storm event. He thanked Mr. Sandersfeld and Ms. Lunday for the Library report earlier in the meeting.

Councilmember Dawson spoke about the prompt cleanup after the storm and about attending the upcoming Florida League of Cities conference.

Councilmember Walker spoke favorably about the storm matters and thanked the City for working on a solution to the issue on Pine. He acknowledged the Lake County Sheriff's Office (LCSO) and their recent loss.

Councilmember Bryant asked about scheduling the one-on-ones with Mr. Marek for the

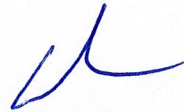
traffic calming project. He mentioned the positive image associated with the City, as referenced by Dr. McDowell earlier, and shared information about the City's name.

Mayor Stile acknowledged the LCSO loss and spoke about the Mount Dora High School stadium renovation and a Verizon grant opportunity on social media.

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 7:28 p.m.



CRISSY STILE, MAYOR
City of Mount Dora



JEANANN HAND, CITY CLERK
City of Mount Dora

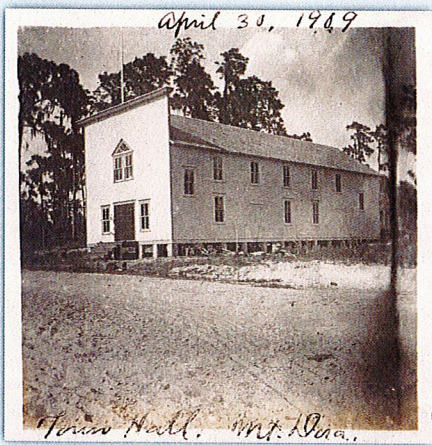
EXHIBIT A

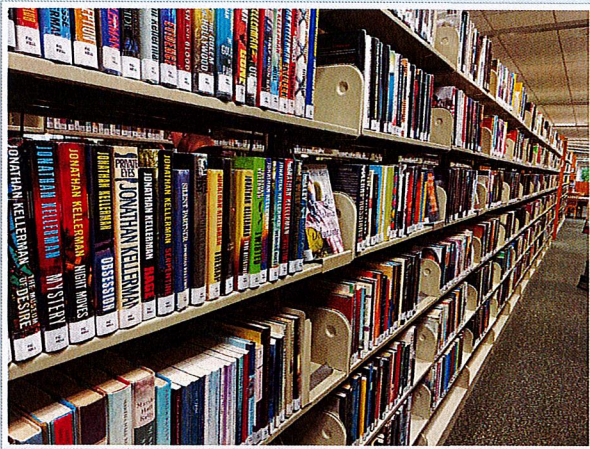
Library Campus Update



CITY OF
MOUNT
DORA

W.T. BLAND PUBLIC LIBRARY





80,000 physical items

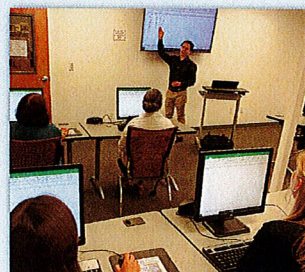
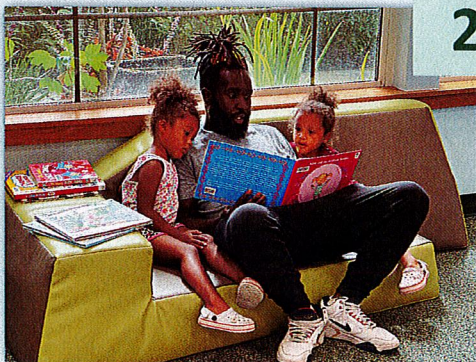
Monthly ...

500 new items added

3,000 attending programs

16,000 visitors

20,000 checkouts



It's **STORY TIME** at your library!

MONDAY	10:30 AM	Bibliobop
TUESDAY	10:30 AM	Story Birds
WEDNESDAY	10:30 AM	Toddler Time
THURSDAY	10:30 AM	Preschool Story Time & Stay and Play
FRIDAY	10:30 AM	Sweet Peas Baby Story Time

CITY OF MOUNT DORA
 W.E. Bland Public Library | 1995 N. Donnelly St. Mount Dora, FL 32757
 (352) 715-7180 (option 5) | library@cityofmoundora.com

Lifelong learning ~ Access to information

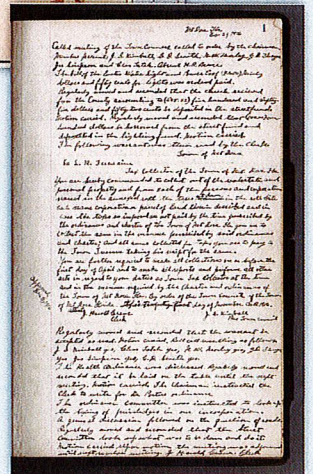
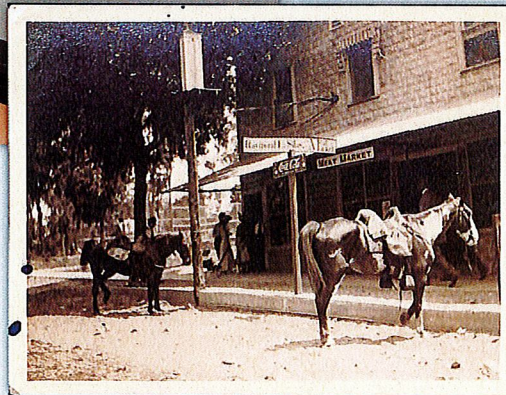
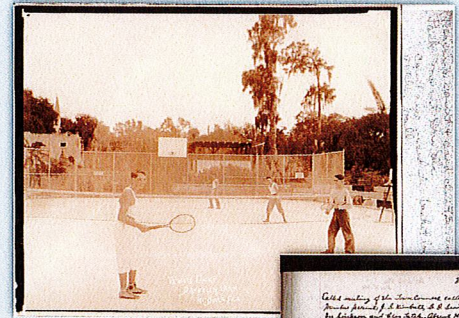
2022-23 Circulation		
	Circulation	% Total
Clermont	372,089	23%
Mount Dora	279,060	18%
Leesburg	234,456	15%
Lady Lake	147,422	9%
Tavares	97,959	6%
Eustis	79,482	5%
LCLS	1,593,429	76%

	2022-23 FTE
Leesburg	25.4
Mount Dora	14.4
Eustis	12.9
Lady Lake	10.0
Tavares	7.0
Umatilla	7.0

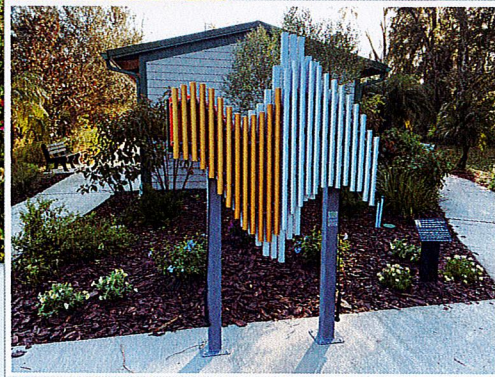
PRODUCTIVITY	2022-23 Circulation	2022-23 FTE	Annual Circ per Employee	Other Libraries
Mount Dora	279,060	14.4	19,379	6,000 - 15,000

OPERATING COSTS	2022-23 Circulation	2022-23 Operating Costs	Cost Per Item Circulated	Other Libraries
Mount Dora	279,060	910,128	\$ 3.26	\$6.00 - \$12.00

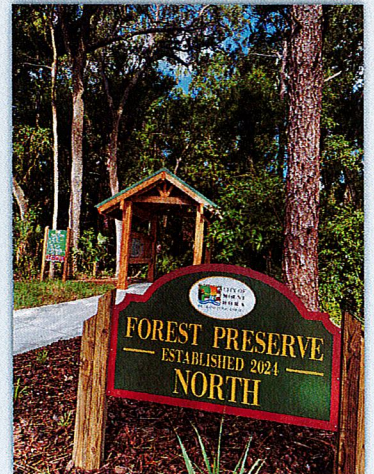
Mount Dora Archives



Nunan Butterfly Garden



Forest Preserve





FLORIDA SANDHILL ECOSYSTEM

High Pines on Dry, Rolling Hills





LONGLEAF PINE

Longleaf pine is the dominant tree species in the Florida sandhill ecosystem. It is a tall, slender tree with a thick, deeply furrowed trunk. The leaves are long and needle-like, and the tree is known for its ability to regenerate after fires. Longleaf pine is a keystone species in the ecosystem, providing food and shelter for many other organisms.



Florida sandhill ecosystem is one of the most vulnerable habitats in the state. Characterized by widely spaced, scattered longleaf pines and an understory of grasses, forbs and low shrubs, the wet tend to be well-drained, sandy soils, some based on rolling hills.



























WILDLIFE DIVERSITY

Florida's sandhill ecosystem is home to many species of wildlife. The ecosystem's unique combination of open spaces and scattered trees provides a variety of habitats for many different species. The ecosystem is home to many species of birds, mammals, reptiles, and amphibians.

























FLY PINK AN IMPORTANT ROLE IN THE FOREST

Florida's sandhill ecosystem is home to many species of fly pink. Fly pink is a small, pink flower that grows in the sandhill ecosystem. It is a keystone species in the ecosystem, providing food and shelter for many other organisms. Fly pink is a very important part of the ecosystem, and its loss would have a significant impact on the ecosystem.









FLORIDA REDSTART
The Florida Redstart is a small, colorful bird that breeds in the mountains of the southern United States. It has a bright red head and back, a black body, and a white underbelly. It is known for its distinctive red and black plumage.

WELCOME TO MOUNT DORA'S Forest Preserve

FIRE PLAYS AN IMPORTANT ROLE IN THE FOREST

Fire is a natural part of the forest ecosystem. It helps to clear away dead trees and undergrowth, allowing new trees to grow. Fire also helps to maintain the health of the forest by removing pests and diseases.

--- Sidewalk to Forest Preserve — Dirt Trail (1 Mile) — Boardwalk Trail (400 Feet) --- Maintenance Trail	— Stairs to Dirt Trail — Storybook Walk Signs — Trail Kiosk	Library Public Restrooms Handicapped Parking Steep Elevation Change
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Map Labels: Lake, Longleaf Pine Stand, Boardwalk Trail, North Entry, South Entry, Parking, Library, Nunan Butterfly Garden, Garden Kiosk, Fountain, Sweet Medical Sculpture, Picnic, Bench, Square Pavilion, Octagon Pavilion, Boardwalk Trail.

Legend:

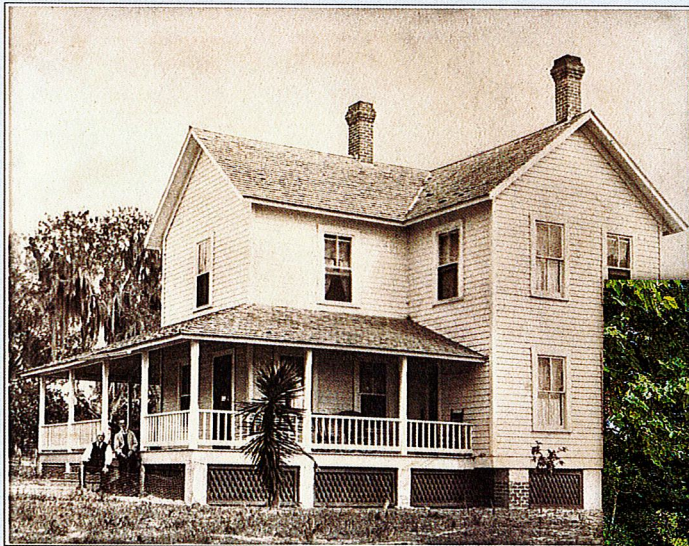
- No Dogs
- No Bicycles
- No Motor Vehicles
- No Firearms
- No Alcohol
- No Smoking

No bicycles, dirt trail bikes, motorbikes, lawnmowers or other recreational equipment allowed, unless accessibility-related equipment. No drugs, weapons or firearms except.

CITY OF MOUNT DORA
100 N. County Street
Mount Dora, FL 32757
(352) 738-7000 (toll-free)
www.mountdora.org

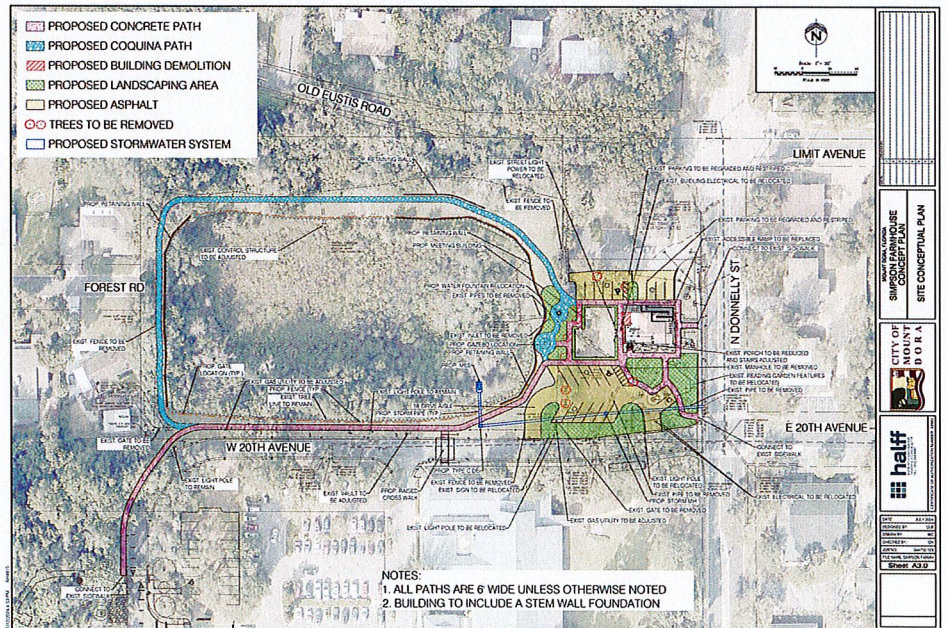
W2. Wood Public Library
100 N. County Street
Mount Dora, FL 32757
(352) 738-7000 (toll-free)
www.mountdora.org

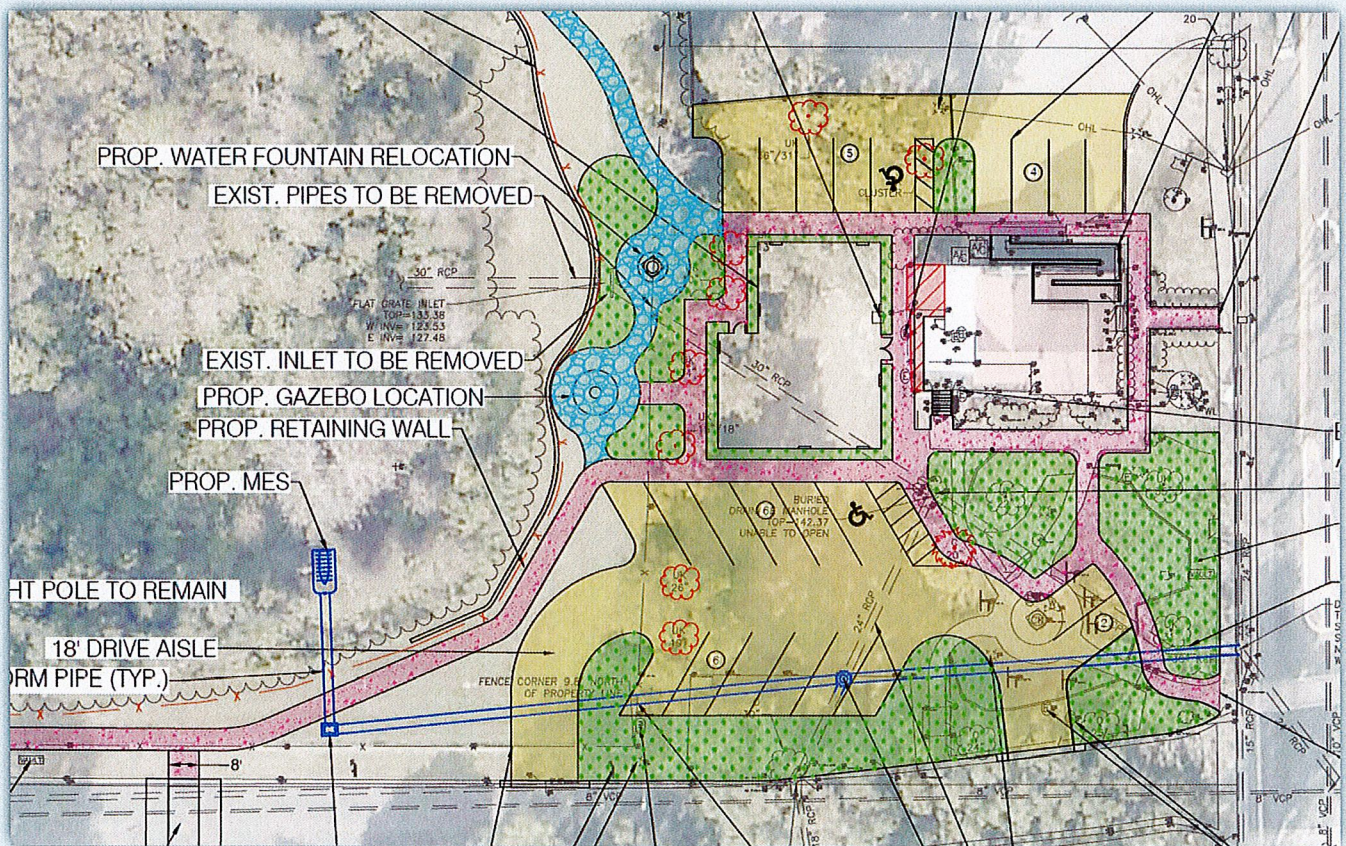
Simpson Farmhouse



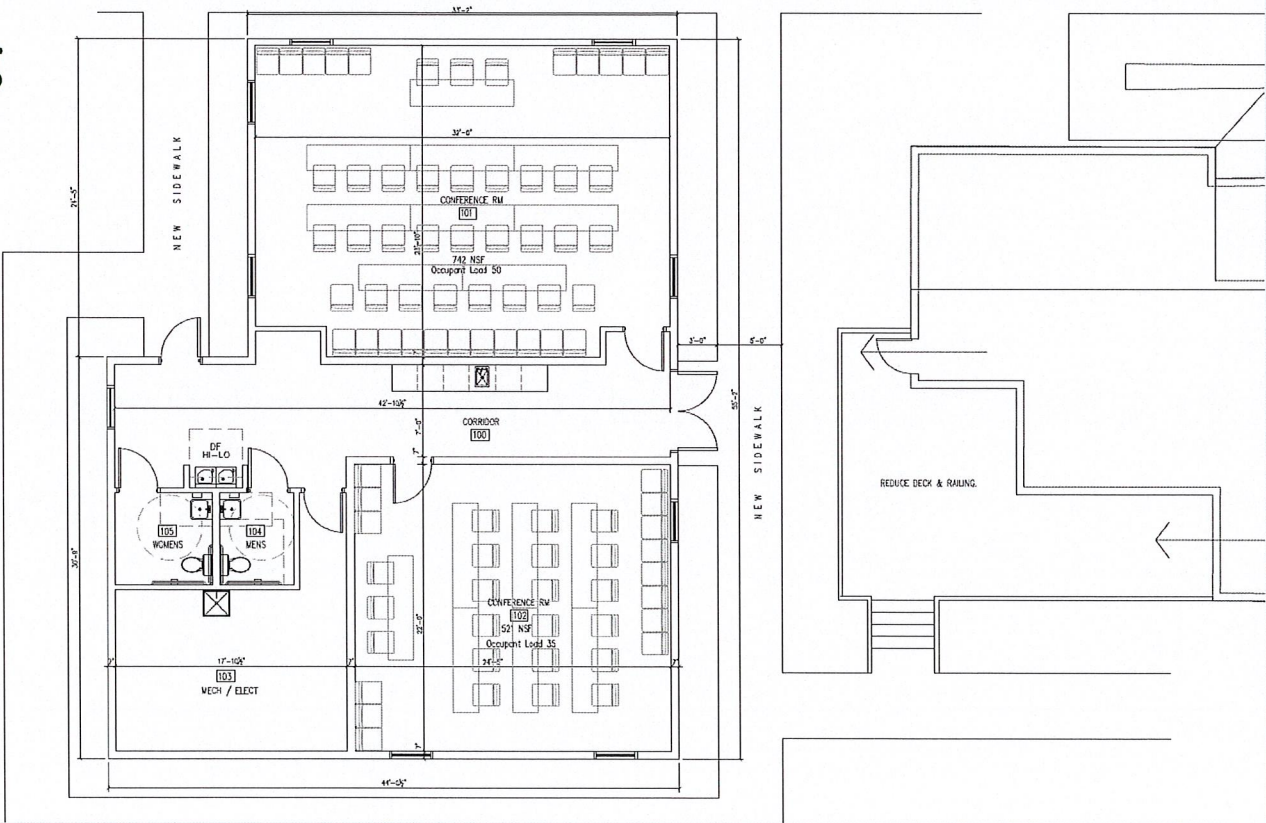
Historic Simpson Farmhouse Meeting Center Parking (23 spaces) Terrace

leading to ...
Greenway
Forest Preserve
Nunan Butterfly Garden
W.T. Bland Public Library

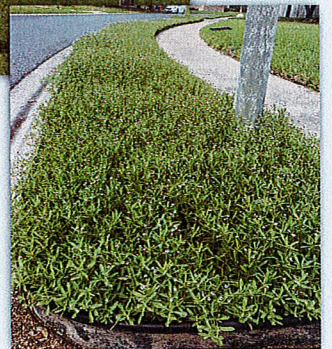
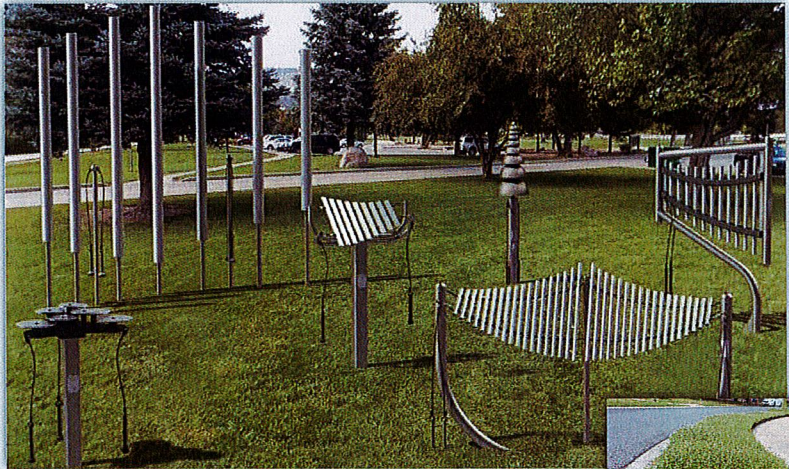




Meeting Center



Terrace & Greenway



Library Campus Update

Questions?



Exhibit A

Write a description for your map.

EXHIBIT B

Legend

- Design Area
- Survey Area

