CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES
December 3, 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 Homich called to order this regular session of City Council 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 Mayor Homich.

ROLL CALL

Members Present	Also Present
James Homich, Mayor	Vince Sandersfeld, City Manager
John Cataldo, Vice-mayor	Patrick Brackins, City Attorney
Cal Rolfson, District 2	Jeanann Hand, City Clerk
Dennis Dawson, District 3	
Marc Crail, District 4	
Nate Walker, District 5	
Doug Bryant, At-large	

PRESENTATIONS

None

PUBLIC COMMENT

Mayor Homich opened public comment.

Joe Lewis, 148 Charles Avenue, spoke about a toy drive and canned goods drive at his marina.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER TO APPROVE THE AGENDA WITH CONSENT AGENDA ITEM 2 REQUEST APPROVAL OF REQUISITION 25-2975 WITH COMMERCIAL DESIGN SERVICES FOR THE PURCHASE OF FURNITURE FOR THE NEW PUBLIC WORKS BUILDING MOVED TO ACTION ITEMS, AND ADDING A DISCUSSION OF RANDOMIZED COUNCIL VOTING; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

APPROVAL OF CONSENT AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA WITH CONSENT AGENDA ITEM TWO MOVED TO ACTION ITEMS; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

BOARD APPOINTMENTS

1. Mount Dora Community Trust (MDCT) - Distribution Committee Mayoral Appointment

MOTION BY VICE-MAYOR CATALDO TO NOMINATE MAYOR HOMICH TO SERVE ON THE MOUNT DORA COMMUNITY TRUST DISTRIBUTION COMMITTEE.

MOTION BY COUNCILMEMBER DAWSON TO NOMINATE COUNCILMEMBER ROLFSON TO SERVE ON THE MOUNT DORA COMMUNITY TRUST DISTRIBUTION COMMITTEE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 4-3 VOICE VOTE.

PRIORITY PROJECT UPDATES

1. Donnelly Street Boardwalk Replacement

Public Works Director George Marek provided an update on the project. A possible temporary solution will involve shuttle use. The cost of this service is still being researched. Topography and obstacles present challenges. Possibilities will be presented at the update at the December 17 City Council meeting. Councilmembers. The City is considering the necessity of the expense when evaluating implementation of an aesthetic treatment to temporarily beautify the area. Staff spoke with Council about the timeline of the project. Mayor Homich opened public comment. No one spoke. Mayor Homich closed public comment.

2. Odor Issues

City Utility Director Andrew Marsian reported that at the lift stations/collections stations, the monitoring equipment is working, and shows no emissions of hydrogen sulfate at those sites.

A fourth device has been placed at wastewater treatment plant 2 (WWTP2) to reduce any problematic emissions, and the equipment is proving to be effective. Mr. Marsian briefly defined and explained the function of headworks. He reported that further measures would be taken with equipment and measurement. The 4th quarter results of the Kimley-Horn study have not yet been compiled and released. The city will provide an update as soon as that information is available. The final Kimley-Horn Report will be completed and released after the 4th Quarter report. WWTP2 is still being monitored. Odor control is in use, and a fragranced additive is in use as an additional measure to assuage any unpleasant odors that may be present there. Mr. Marsian explained the consent order requires the city to determine the source of the odor. Mr. Marsian explained the City's plan if Kimley-Horn does not pinpoint the source of the odor.

Mayor Homich opened public comment.

Karen Muni, 20931 Oldenburg Loop, spoke of her worry about the odor in her neighborhood.

Mark Wright, 1710 Windsor Drive, Winter Park, developer applicant, asked about non-residential development projects. Mr. Sandersfeld explained the capacity thresholds are a separate issue.

Melissa McKrannels, 20816 Oldenburg Loop, spoke about gas travel patterns and protection of property values.

Taylor Jones, 1035 Unser Street, spoke about Council's personal experience with the odor issue.

Cynthia Breed, 5272 Red Coral Circle, expressed the opinion that certain areas are not well represented.

Rob Aly, 3046 Tocara Terrace, spoke of his experience as a new resident.

Denise Simmons, 30415 Gidran Terrace, spoke about her personal experience with the odor.

Mayor Homich closed public comment. He told those present this topic will be discussed at every City Council meeting until there is a resolution.

ACTION ITEMS

1. Request Approval of Meeting Dates

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE PRESENTED 2025 MEETING DATES; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 VOICE VOTE.

2. Request Adoption of Resolution 2024-44, Disposal of Surplus Assets

Mr. Brackins read Resolution 2024-44 by title only.

RESOLUTION 2024-44

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, APPROVING THE DISPOSAL OF SURPLUS ASSETS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR AUTHORITY TO THE MAYOR TO EXECUTE; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Council and staff discussed the purpose of this item and agreed upon its benefit.

MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION 2024-44, DISPOSAL OF SURPLUS ASSETS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 VOICE VOTE.

3. Request Approval of Requisition 25-2975 with Commercial Design Services for the Purchase of Furniture for the New Public Works Building

***This item was originally Consent Agenda Item 2.**

Mayor Homich questioned the necessity of purchasing new furniture for the new facility. City staff explained that once Public Works staff moved to the new facility, the facility they currently occupy would then be used by Parks staff who would need the furniture currently being used in the present Public Works facility. The new furniture would be under warranty.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE REQUISITION 25-2975 WITH COMMERCIAL DESIGN SERVICES FOR THE PURCHASE OF FURNITURE FOR THE NEW PUBLIC WORKS BUILDING; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 VOICE VOTE.

PUBLIC HEARINGS-RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution No. 2024-45, Establishing Authorized Personnel Only Areas

Mr. Brackins read Resolution 2024-45 by title only.

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA ESTABLISHING POLICY

PERTAINING TO AUTHORIZED PERSONNEL ONLY AREAS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Director of Public Information and Economic Development Misty Sommer explained the purpose of the item. Adoption of the resolution establishes a security measure to restrict access to city facilities while also allowing staff, at their discretion, to admit non-staff to restricted areas. It is rare for a city not to have such a policy in place.

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

MOTION BY COUNCILMEMBER BRYANT TO ADOPT RESOLUTION 2024-45, ESTABLISHING AUTHORIZED PERSONNEL ONLY AREAS; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

DISCUSSION ITEM
1. Randomized Voting

Councilmember Dawson explained to Council that randomized voting would be fairer than the current method of calling votes in the order of the member who made the motion, the member who seconded the motion, followed by the order of the district number, and finally the Vice-mayor and the Mayor. It was mentioned that the current method of calling votes also has positive aspects. Councilmember Dawson pointed out that the earlier voters, according to the current method, have less time to consider how they will vote. The City Clerk would bring randomized voting options to the December 17th City Council meeting.

Through a unanimous voice vote, Council agreed to discuss and decide upon this item at the next meeting.

CITY MANAGER'S REPORT

Mr. Sandersfeld invited Finance Director Rita Meade to announce to Council that the City received a letter from the Government Finance Officers Association recognizing the city for excellence in reporting for fiscal year 2023—2024.

Mr. Sandersfeld offered Council the opportunity to attend a ceremony for a student essay contest that the city sponsors each year. Council agreed Mr. Sandersfeld would attend.

City Utility Director Andrew Marsian spoke to Council about the recent communication to the City's customers requesting information about their water pipes. The communication is a response to a directive from the Environmental Protection Agency.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Dawson spoke about the Florida League of Cities legislative committees.

Councilmember Crail commended staff for the success of the City's holiday events.

Councilmember Walker suggested recognition of the former mayor at an upcoming Council meeting. Council agreed to have this take place.

Vice-mayor Cataldo also spoke about the success and the safety of the City's holiday events. He mentioned adding to a future agenda discussion about an economic advisory committee. The discussion would be placed on the December 17th agenda.

Councilmember Crail agreed the above step would be welcome, but suggested the movement be less involved than the Envision process that took place several years ago. Council discussed past approaches. Updating the strategic plan would be helpful to this process. The City would consider facilitation that may be provided by the Florida League of Cities.

Mayor Homich announced his withdrawal from legal representation of parties who are currently in litigation with the city.

Mayor Homich suggested a parking workshop and thanked staff for their help with the parking sign and their work on holiday events.

ADJOURNMENT

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

There being no further business for discussion, the meeting adjourned at approximately 7:27 p.m.

JAMES L. HOMICH, MAYOR
CITY OF MOUNT DORA

JEANANN HAND, CITY CLERK
CITY OF MOUNT DORA