

**CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES**

January 21, 2025. 6:05 p.m.

Mount Dora City Hall

510 North Baker Street, Mount Dora, Florida 32757

CALL TO ORDER

Having been duly advertised as required by law, at 6:05 p.m., Mayor James L. Homich called to order the January 21, 2025 Regular Session of the Mount Dora City Council in the City Hall Council Chamber.

ROLL CALL

Members Present

James L. Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Nate Walker, District 5
Doug Bryant, At-large

Also Present

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

Members Not Present

Marc Crail, District 4

PRESENTATIONS

1. Economic Development and Redevelopment Presentation

Ryan Culp of Retail Strategies, a consulting firm specializing in community development and revitalization, attended via Zoom and provided a presentation on action plans and methods for redevelopment. Council spoke with Mr. Culp about his presentation and his familiarity with the areas of interest in Mount Dora, mentioning especially the Golden Triangle, Grandview and Highland districts.

PUBLIC COMMENT

Mayor Homich opened public comment. No one spoke. Mayor Homich 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 Meeting Minutes

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 Interlocal Agreement Between the City of Mount Dora and the Northeast CRA for Line of Credit

CRA Administrator Adam Sumner explained that this is the companion item for the interlocal agreement that was just approved at the Northeast CRA Board meeting. The City is issuing a \$16,000,000 line of credit to fund the Northeast Community Resource & Recreation Center. The agreement is in conjunction with the line of credit and secures payment of the debt obligation from the Northeast CRA's TIF revenues. Staff recommended approval of the item

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND THE NORTHEAST CRA FOR LINE OF CREDIT; MAYOR HOMICH SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

2. Witherspoon Lodge

Mr. Sumner provided an update on the status of this item and recent discussions from the Northeast CRA Advisory Committee. Staff, Council, and the Northeast CRA Committee recognize the need for action. The building is of historic significance and is deteriorating rapidly. The City made efforts over the years to clarify custody so that reparative action could be explored, but each time, the forward course was unclear. The Masonic Lodge that formerly used the building did not sign over the assets of the lodge to the parent lodge, which is the Most Worshipful Grand Lodge of Jacksonville.

That Jacksonville lodge is trying to find ownership and help the City move toward maintaining the building for historic purposes, and putting it back in service to the community. The Northeast advisory committee is in favor of this course of action.

Staff requested a consensus among Council to proceed with the legal work to move toward saving the building.

Council spoke with Mr. Brackins about possibilities for moving forward. They discussed the building's historic significance.

Council agreed that the City Attorneys should proceed to explore the best way to accomplish the preservation of the building and later present a proposal to Council.

Mayor Homich opened public comment.

Ozell Ward, 341 Alexander Street, spoke about the significance of the building to the Northeast community. He thanked the mayor for putting it on the agenda.

Mayor Homich closed public comment.

PUBLIC HEARINGS-RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution No. 2025-03, Approving a \$16,000,000 Line of Credit for Construction of Northeast CRA Community Recreation Center

Mr. Brackins read Resolution 202503 by title only.

RESOLUTION NO. 2025-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, AUTHORIZING A NONREVOLVING DRAW-DOWN LOAN FROM REGIONS CAPITAL ADVANTAGE, INC. IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$16,000,000 FOR THE PURPOSE OF PROVIDING FINANCING FOR A COMMUNITY RESOURCE AND RECREATION CENTER TO BE LOCATED IN THE NORTHEAST COMMUNITY REDEVELOPMENT AREA AS DESCRIBED HEREIN; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE LENDER AND AN INTERLOCAL AGREEMENT BETWEEN THE CITY AND THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTION AND DELIVERY OF A CITY OF MOUNT DORA, FLORIDA REDEVELOPMENT REVENUE NOTE, SERIES 2025 TO EVIDENCE THE CITY'S OBLIGATIONS UNDER THE LOAN AGREEMENT, SUCH NOTE TO BE A LIMITED OBLIGATION OF THE CITY, PAYABLE SOLELY FROM AND SECURED BY THE PLEDGED REVENUES IN THE MANNER AND TO THE EXTENT PROVIDED HEREIN AND IN THE LOAN AGREEMENT; PROVIDING FOR THE RIGHTS AND SECURITIES OF THE OWNER OF THE NOTE; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Langley and Mr. Sumner explained this resolution would authorize a line of credit for the construction of the Northeast Community Redevelopment Agency (Northeast CRA) Community Recreation Center. Bond counsel Joel Tindall from Hilltop Securities was present to answer questions. Staff recommended approval.

Council expressed appreciation for this project moving forward after many years of preparation.

Mr. Tindal explained the benefit of drawdown financing for this project.

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

The portions of the related documents that Councilmembers would be required to sign that night if the resolution were adopted were read aloud by the Clerk.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-03; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

2. Request Adoption of **Resolution No. 2025-05**, Authorizing the First Amendment to the 2018 Capital Improvement Revenue Note Series 2018 Agreement

Mr. Brackins read Resolution 2025-05 by title only.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, AUTHORIZING AN AMENDMENT TO A LOAN AGREEMENT RELATING TO THE CITY'S CAPITAL IMPROVEMENT REVENUE NOTE, SERIES 2018; AUTHORIZING THE EXECUTION AND DELIVERY OF ALL OTHER RELATED INSTRUMENTS; PROVIDING FOR OTHER MISCELLANEOUS MATTERS IN CONNECTION WITH THE FOREGOING; AND PROVIDING AN EFFECTIVE DATE.

Misty Taylor from Bryant Miller Olive explained the purpose of the resolution. On August 28, 2018, Council approved Resolution 2018-137 approving the purchase of the City's not to exceed \$4,000,000 Capital Improvement Revenue Note with CenterState Bank. CenterState Bank merged

with South State Bank and effective the first quarter of 2021 the name was changed to South State Bank. This amendment to the loan agreement is to have the anti-dilution test related to the 2018 Capital Improvement note match the anti-dilution test pertaining to the 2018 Capital Improvement Revenue publicly offered bonds.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-05; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

3. Request Approval of First Reading of **Ordinance No. 2025-01**, Amendment to Chapter 42, Traffic and Vehicles of the Mount Dora Code of Ordinances for School Zone Child Safety Initiative

Mr. Brackins read Ordinance No. 2025-01 by title only.

ORDINANCE 2025-01

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, AMENDING THE CITY CODE BY ESTABLISHING THE “SCHOOL ZONE CHILD SAFETY INITIATIVE”; CREATING CHAPTER 42, ARTICLE I, SECTION 42-4; PROVIDING THE AUTHORIZATION TO USE SPEED DETECTION SYSTEMS WITHIN THE CITY; PROVIDING FOR PROGRAM IMPLEMENTATION REQUIREMENTS; PROVIDING FOR DESIGNATION OF SCHOOL ZONES; PROVIDING FOR ENFORCEMENT PROCEDURES; PROVIDING FOR COLLECTION OF EVIDENCE, PUBLIC RECORDS, AND RETENTION REQUIREMENTS; PROVIDING FOR ANNUAL REPORTING REQUIREMENTS; PROVIDING FOR THE REMITTANCE OF COLLECTED FINES AND COSTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

Police Chief Michael Gibson spoke about the item. He stressed the benefits of adoption, which include the safety of students as they travel to and from school. If the first reading of the ordinance is approved at this meeting, an agreement with the company providing the cameras would be presented for approval at the same meeting at which the second reading would take place.

Any cost to implement the program was already approved in the FY 24-25 budget.

Police Chief Michael Gibson introduced Officer Elizabeth Krueger, who spoke further about the program. The school zones chosen for the program were determined by a study conducted by statute that determined whether each school met the criteria for the program. Private schools have not yet been studied. The cameras will penalize drivers whose speed exceeds 10 miles over the school zone limit. Individual officers may still cite drivers speeding less than 11 miles over the limit. The department estimates the program will take 90 days to implement after adoption. There may be a warning period before citations are issued. It will be publicized. The breakdown of citation fines was presented so that Council could see how the funds would be distributed. Each violation issued by the program will carry a \$100 fine. The City will receive \$60 of that fine.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-01, AMENDMENT TO CHAPTER 42, TRAFFIC AND VEHICLES OF THE MOUNT DORA CODE OF ORDINANCES FOR SCHOOL ZONE CHILD SAFETY INITIATIVE; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

PRIORITY PROJECT UPDATES

1. Donnelly Street Boardwalk Replacement

Public Works Director George Marek provided an update on the project. Work will most likely be accomplished the following week. The City has not received a response regarding the FEMA grant. The path of the sidewalk and a guard rail were discussed. The schedule goal is finding the least impactful time for traffic and trying to avoid congestion in relationship to Highway 441. Road closures and changing traffic patterns will be communicated to the public.

2. Odor Issue

Wastewater Utilities Director Andrew Marsian provided updates on the topic. The City would be meeting with Kimley-Horn the following day. The City is also exploring options for identifying the odor source. The City has been proactive in addressing any possible problems related to the

consent order, so not much will be required of the City by the FDEP once the consent order process is concluded.

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

CITY MANAGER'S REPORT

No report.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Walker reiterated his support for Mr. Sumner's Northeast CRA projects and thanked staff.

Councilmember Rolfson mentioned Lake County's discussion regarding a county charter. He mentioned a recently-enacted state law about allowing buffer space for first responders. He reported on the success of Ben Solomon's merit badge project, and thanked Mr. Langley.

Councilmember Dawson announced his service on the Lake County Regional Planning Board, and reminded Council about Legislative Action Days.

Vice-mayor Cataldo spoke about the 4-way stop on 7th Avenue and Donnelly.

Mayor Homich announced he might add Parking to the Priority Project Updates.

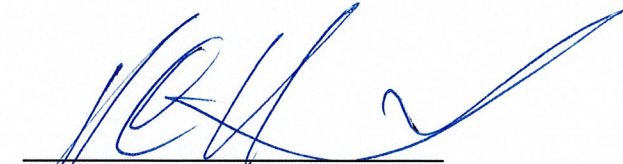
ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; VICE-MAYOR CATALDO SECONDED THE MOTION.

There being no further business for discussion, the meeting adjourned at approximately 8:05 p.m.



JEANANN HAND, CITY CLERK



JAMES HOMICH, MAYOR
City of Mount Dora