CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION
MEETING MINUTES
February 18, 2025. 6:00 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 6:00 p.m., Mayor James L. Homich called to order the February 18, 2025 Regular Session of the Mount Dora City Council in the City Hall Council Chamber.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
A moment of silence and the Pledge of Allegiance were led by Mayor Homich.

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

Also Present
Steven G. Langley, Assistant City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

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

APPROVAL OF AGENDA
Mayor Homich requested Consent Agenda Item Three be moved to Action Items.

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

CONSENT AGENDA
1. Request Approval of Piggyback Agreement between the City of Mount Dora and Fire-Dex GW, LLC for Fire Department Personal Protective Equipment Maintenance and Cleaning
2. Request Approval of Settlement Agreement with James B. Meade

~~3. Request Approval of Task Authorization with Faden Builders, Inc. for the First United Methodist Church Parking Lot Retaining Wall~~

Moved to ACTION ITEM

4. Request Approval of Meeting Minutes: January 13, 2025 Parking Workshop Draft Minutes Revision

BOARD APPOINTMENTS

1. Lake Community Action Agency

BY UNANIMOUS VOICE VOTE, COUNCIL REAPPOINTED JEANANN HAND TO SERVE AS THE CITY'S REPRESENTATIVE ON THE BOARD OF THE LAKE COMMUNITY ACTION AGENCY.

ACTION ITEMS

1. Request Approval of Task Authorization with Faden Builders, Inc. for the First United Methodist Church Parking Lot Retaining Wall

****Moved from original position as Consent Agenda Item Three***

CRA Manager Adam Sumner provided background on the item. Per the shared parking agreement with the First United Methodist Church of Mount Dora, the City and the CRA are responsible for maintaining the retaining walls on the parking lot located at 428 East 5th Avenue. The proposed task authorization will allow Faden to remove and replace the retaining wall on the west end of the parking lot. This retaining wall has reached the end of its useful life and requires replacement. This project had been planned for during last year's budget preparation process. The project will be funded out of the CRA, and not the General Fund. The accomplishment of this project is important for the purpose of maintaining the City's parking supply.

Pastor David Averill, Senior Pastor at the church, was present to speak about the church's enthusiasm for the project and their positive relationship with the City. He mentioned hopes for future partnership.

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

Council and staff spoke about the cost of the project, which listed the amount of $194,165.73 in the item memo, but included an attached task authorization naming the price of $135,436.50. Mr. Sumner stated the amount on the task authorization is the correct amount.

Council and staff discussed the project's worth to the City.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH FADEN BUILDERS, INC. FOR THE FIRST UNITED METHODIST CHURCH PARKING LOT RETAINING WALL; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

2. Request Approval of Task Authorizations with Faden Builders, Inc. for the Lincoln Avenue Restroom and Parking Lot

Parks and Recreation Director Troy Shonk told Council the improvements to the restroom and parking lot are much needed, and dedicated funding was approved in this fiscal year's budget. Faden is performing this work through their Construction Manager at Risk (CMAR) agreement with the City.

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

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE TASK AUTHORIZATION WITH FADEN BUILDERS, INC., MOVING FORWARD WITH THE CONSTRUCTION OF THE LINCOLN AVENUE RESTROOMS AND PARKING LOT; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

The parking lot can be completed in approximately 30 days once the contractor begins work. The restroom materials will arrive in 14-16 weeks, but once received, it would be immediately erected and be open to the public approximately six weeks after that. The contractor is able to upgrade the surface of the lot to asphalt while remaining within the budgeted amount. Staff would consider whether an extension of a sidewalk near the disc golf area could be included as part of this project. It is estimated that 16 parking spaces will be in the lot.

3. Request Approval of the CMAR contract with Charles Perry Partners, Inc., for the Construction of the Community Resource and Recreation Center

Mr. Sumner reviewed the history of the City's actions as it worked toward the construction of this facility, including a line of credit for the Northeast CRA approved at the January 21st City Council and Northeast CRA Board meetings. This contract is being awarded through the competitive bid process. Staff recommended approval of this contract. The contract allows Charles Perry Partners, Inc. (CPPI), approximately one month to finalize their subcontractors and pricing. Breaking ground will take place soon after.

Council and staff discussed the possibility of partners and/or donors for the center, and ways in which partners might participate.

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

Mayor Homich brought up the naming of the building.

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CMAR CONTRACT WITH CHARLES PERRY PARTNERS, INC., FOR THE CONSTRUCTION OF THE COMMUNITY RESOURCE AND RECREATION CENTER; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

Councilmember Walker commented on the seeds coming to fruition, with plans delayed but not denied.

4. Request Approval of Task Authorizations with Halff, Inc for Odor Complaint Source Identification

Wastewater Utility Director Andrew Marsian spoke to those present about the item. A persistent unpleasant odor has been affecting various areas of the community. Staff reached out to Halff Associates, a consulting firm with expertise in environmental assessment, to provide a proposal aimed at identifying the source of the odor. Halff is working with a more specialized firm to accomplish the task. The proposal is for identifying the source and cause of the odor.

David Hunniford, representing Halff, Inc., explained how the study would work. The timeline for the study and resulting reports, the selection of individuals who would be responsible for evaluating and recording sensory and other gathered data, the possibility of workshops, the relationship of this process to the Kimley-Horn reports, the enforceability of actions on outside parties, the involvement of the Florida Department of Environmental Protection, and the concern about additional expense being passed on to Mount Dora taxpayers were discussed.

Mr. Hunniford explained the study will most likely not involve citizens, but will employ individuals trained for this specialty.

The methods of this study will produce results that will be scientifically acceptable.

Mayor Homich opened public comment.

Karen Muni, 20931 Oldenberg Loop, spoke about the placement of the sensors used in the Kimley-Horn study.

Kitty Breed, 5272 Red Coral Circle, spoke about hydrogen sulfide sources and methods of detection.

Charlie Hollingsworth, 6962 Lake Ola Drive, spoke about the possible workshop and about volunteer opportunities.

Mayor Homich closed public comment.

Council discussed conditionally approving the task authorization, based on the county's agreement to cost share.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH HALFF, INC. FOR ODOR COMPLAINT SOURCE IDENTIFICATION, AUTHORIZING THE MAYOR TO EXECUTE THE TASK AUTHORIZATION SUBJECT TO LAKE COUNTY APPROVING A DRAFT INTERLOCAL AGREEMENT FOR 50/50 COST SHARING; COUNCILMEMBER DAWSON SECONDED THE MOTION.

The draft interlocal agreement dictates a 50/50 cost-share between the City and Lake County. The county will vote on the agreement on February 25th.

MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PRIORITY PROJECT UPDATES

1. Odor Issues and Indoor Air Abatement Grant

Mayor Homich introduced David Reddick, president of Germ Solutions USA, who spoke about his company's equipment, which offers methods of removing odor and odor-causing agents from environments. Two members the public who use his products spoke about their experiences with them.

Mr. Reddick suggested the City could explore grant opportunities for the City to implement this solution as it relates to the current odor issue.

Council acknowledged Mr. Reddick's presentation and thanked him for his contribution to the discussion. They discussed the option of employing his equipment, and agreed that any further action must take place through the City's established policies and procedures.

Mr. Brackins reported on his communication with the FDEP related to the consent order.

Mr. Marsian provided an update on the City's actions related to the consent order. The City continues to monitor its facilities.

Mayor Homich opened public comment.

Cheri Pivowar, 13018 Gidran Terrace, spoke about Kimley-Horn data logging and the new study's methods.

There would be a kickoff workshop with Halff, City staff and stakeholders. Halff provided further information about how the study would be conducted. Mr. Hunniford spoke of the importance of expedience, and about feedback from those impacted by the odor.

2. Parking Downtown Improvements

Mr. Sumner reported on communications with Larry Baker of Main Street Leasing, who is amenable to working with the City to allow motorcycle and golf cart parking in the Bank of America parking lot. An agreement is being drafted. Mr. Sumner also spoke about progress regarding the United Methodist Church parking lot. He spoke about upcoming proposed Land Development Code changes that will assist the City with agreeable parking arrangements.

Council and staff discussed vendors for shuttle service outside of the CRA.

In an update about the Witherspoon Lodge, City staff reported to Council on their progress with the selection of appraisers.

City staff spoke about the progress of the Northeast CRA boundary modification.

CITY MANAGER'S REPORT

Mr. Langley directed Council's attention to the purchasing information included in the agenda.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Bryant commented favorably on staff performance regarding wastewater treatment and the Scottish Highland Festival.

Councilmember Rolfson concurred, and spoke about the City's work toward the construction of the Northeast Resource and Recreation Center.

Councilmember Dawson thanked Parks staff for meeting regarding improvements at Sylvan Park and mentioned the Lake County League of Cities Central Regional Planning Board and an upcoming event from the Florida League of Cities related to legislation.

Councilmember Crail recognized Public Works Director George Marek and his staff for the completion of the temporary sidewalk on Donnelly, stressing its importance for safety.

Councilmember Walker commented on the function of the sound system at the library, suggesting it be examined for repair needs and on the Northeast CRA Committee's desire to be involved in the City's process of acquisition and operation of the Witherspoon Lodge. He enquired about the possibility of the CRA acquiring the building. He requested an update from Mr. Brackins regarding voting in absentia. Mr. Brackins provided a timeline for the first reading of the proposed ordinance on this topic.

Vice-mayor Cataldo thanked Mr. Marek for the temporary sidewalk. He spoke with Mr. Marek and Police Chief Michael Gibson regarding the City's Traffic Committee and other traffic calming and safety decisions. Vice-mayor Cataldo mentioned traffic speeding down neighborhood shortcuts.

Mayor Homich spoke about the Scottish Festival and announced he would be absent from the March 4th meeting.

ADJOURNMENT

There being no further business for discussion, Mayor Homich adjourned the meeting at approximately 7:49 p.m.

JAMES HOMICH, MAYOR
City of Mount Dora

JEANANN HAND, CITY CLERK