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

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

Mayor Homich led a moment of silence and Pledge of Allegiance.

ROLL CALL

Members Present
James Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3 (attending by Zoom)
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present
Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

PRESENTATIONS

1. Proclamation Building Safety Month 2025
Mayor Homich read the proclamation into the record. City Building Official John Abner spoke briefly about his appreciation for Council's support for his department. He recognized the Building Department staff who were present at the meeting. He thanked Mr. Faden, who was also present, as well as the City of Eustis Building Department.

2. Proclamation Asian, Native Hawaiian, and Pacific Islander Heritage Month
Mayor Homich read the proclamation into the record.

3. Proclamation Honoring the Life and Work of Dr. Christine Harris
Councilmember Walker read the proclamation into the record. Members of Dr. Harris's family were present to receive the signed proclamation.

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 AND THE CONSENT AGENDA WITH CONSENT AGENDA ITEM TWO, REQUEST APPROVAL OF THE

SECOND AMENDMENT TO THE CONSTRUCTION MANAGER AT-RISK AGREEMENT WITH FADEN BUILDERS, INC. TO BECOME ACTION ITEM THREE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

CONSENT AGENDA

1. Request Approval of Mutual Aid Agreement between Orange County Fire Rescue and Mount Dora Fire Department

~~2. Request Approval of the Second Amendment to the Construction Manager At-Risk agreement with Faden Builders, Inc.~~ ****Moved to Action Item Three***

3. Request Approval of Grant Application to the Florida Dept. of State Division of Historical Resources for $50,000.

4. Request Approval to Renew Piggyback Agreement with Allied Universal Corporation (15% Sodium Hypochlorite)

ACTION ITEMS

1. Request to Foreclose on Property at 338 South Rhodes Street, Mount Dora, Florida 32757

Planning Director Adam Sumner provided a brief summary of the agenda item and explained the next step in a lengthy code case. The property owner's demolition of the house without permits resulted in an unsafe structure and eyesore. The owner relocated and there was no other family to maintain the property. Magistrate David Bear issued an order for staff to secure and demolish the property. The City spent funds to maintain the site. Foreclosure prevents good property owners who comply with City codes from having to fund problem property owners. There was no one present representing the owner. The owner resides in a care facility and is aware of this process taking place. The vacant lot currently has a worth of about $65,000.00.

Council considered sending profits from the sale of the land to the current owner. The City spent approximately $41,000.000 to secure, demolish, and clean up the property. The property owner's sister is in favor of the foreclosure. Council considered the treatment of other similar cases. Council and staff discussed the purposes and the consistent enforcement of liens and foreclosures. They considered their actions in prior similar cases. Council considered its duty to reimburse the taxpayers for the funds spent on this property. They agreed to focus on the simple substance of this agenda item; other related matters may be decided later.

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

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE FORECLOSURE ON THE PROPERTY AT 338 SOUTH RHODES STREET, MOUNT DORA, FLORIDA 32757; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-1 ROLL CALL VOTE.

YES ***Homich***

Dawson

Cataldo

Crail

Rolfson

Bryant

NO Walker

2. Award of Invitation to Bid (ITB) #25-UT-010 - Furnishing and Installation Multi-Rake Bar Screen and Screenings Wash Press at Wastewater Treatment Plant No. 1

Water Utility Director Andrew Marsian explained the item to Council. This item provides the furnishing and installation of a multi-rake bar screen and screenings wash press at Wastewater Treatment Plant #1, which is necessary due to the age and condition of the existing equipment. The existing equipment was installed in 1987. This item was also listed as a necessity under the conditions required for the 2023 permit from the Florida Department of Environmental Protection. The equipment removes floating, particulate, fibrous, and other larger debris such as rags from the waste stream and dewaters the consolidated material. The plant is currently operable, but this item is necessary before conditions deteriorate and become critical.

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

MOTION BY COUNCILMEMBER CRAIL TO APPROVE THE AWARD OF THE INVITATION TO BID (ITB) #25-UT-010 - FURNISHING AND INSTALLATION MULTI-RAKE BAR SCREEN AND SCREENINGS WASH PRESS AT WASTEWATER TREATMENT PLANT NO. 1; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

Yes Walker

Bryant

Rolfson

Crail

Dawson

Homich

Cataldo

No None

3. Request Approval of the Second Amendment to the Construction Manager At-Risk (CMAR) Agreement with Faden Builders, Inc.

Mayor Homich pulled this from the Consent Agenda and placed it at number three under Action Items. Mayor Homich expressed concern that this renewal might preclude competition. Planning Director Adam Sumner told Council the City recently completed a new Request For Proposal (RFP) document for a three-year (with an option to extend) CMAR agreement and an RFP for on-call construction. Staff explained the purpose and advantages of CMARs. Mr. Sumner spoke about the characteristics the City considers when choosing contractors. Actions related to these RFPs will be at the first Council meeting in June.

Mr. Brackins explained that the City acts within the boundaries of procurement regulations when working with CMARs. The agreement with current CMARs and the options to extend were used within the law.

Council discussed their desire for fairness, competitive pricing, and procurement methods related to those interests. The current CMARs are eligible to bid for the new contracts. No current or imminent projects will be affected by the new agreements.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE SECOND AMENDMENT TO THE CONSTRUCTION MANAGER AT-RISK (CMAR) AGREEMENT WITH FADEN BUILDERS, INC.; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-1 ROLL CALL VOTE.

YES Dawson

Rolfson

Crail

Cataldo

Walker

Bryant

NO Homich

4. Request Approval of Task Authorizations with Faden Builders, Inc. for the 5th Avenue & Donnelly Street Information Kiosk

This was tabled at March 18th meeting while Council and staff considered options for monitor placement. Economic Development Director Misty Sommer provided information on the updated task authorization. There was a $1,500.00 increase in cost. This pricing will hold for an additional 30 days.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATIONS WITH FADEN BUILDERS, INC. FOR THE 5TH AVENUE & DONNELLY STREET INFORMATION KIOSK; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-1 ROLL CALL VOTE.

YES Cataldo

Crail

Dawson

Walker

Bryant

Rolfson

NO Homich

5. Request Approval for Award of RFP #25-UT-001 - Generator Maintenance and Repair Contract

Mr. Sandersfeld explained the item and said staff recommended approval. Mr. Marsian explained this is a routine maintenance contract. Council and staff discussed the City's commitment to care for the generator at the First Baptist Church because of their longstanding Emergency Operations cooperation with the City.

The Generator Maintenance and Repair Contract is for regular major (annual) and minor (semi-annual) services and repair of emergency generators located throughout the City. The generators are located at lift stations, various buildings, and water & wastewater treatment plants.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AWARD OF RFP #25-UT-001 - GENERATOR MAINTENANCE AND REPAIR CONTRACT TO NIXON POWER SERVICES; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Rolfson

Bryant

Homich

Cataldo

Walker

Crail

Dawson

NO None

6. Request Approval of the Final Guaranteed Maximum Price (GMP) for the Construction Manager At Risk Contract with Charles Perry Partners, Inc., for the Construction of the Community Resource and Recreation Center

Planning Director Adam Sumner summarized the history and purpose of the item. Charles Perry Partners, Inc. (CPPI) was selected from a Request for Qualifications (RFQ) to build this project. The anticipated construction time is 10-11 months. The design of the facility was completed by the design team at Borrelli & Partners. Council approved CPPI contract on February 18th and knew GMP would be coming back. The Final Guaranteed Maximum Price (GMP) is $15,799,641. Staff recommended approval.

Council and staff discussed certain features that were cut from the design. The City could purchase bleachers for the facility. The presented GMP includes everything for the four acres including drainage, paving for parking, and landscaping. Solar panels are not included.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE FINAL GUARANTEED MAXIMUM PRICE (GMP) FOR THE CONSTRUCTION MANAGER AT RISK CONTRACT WITH CHARLES PERRY PARTNERS, INC., FOR THE CONSTRUCTION OF THE COMMUNITY RESOURCE AND RECREATION CENTER; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES ***Rolfson***

Crail

Cataldo

Homich

Walker

Dawson

Bryant

NO ***None***

PRIORITY PROJECT UPDATES

1. Odor Issues

Water Utility Director Andrew Marsian spoke about the final report from the odor study which was sent to Council that morning and posted to the website for the community. The odor emission source was found to be the landfill. There will be a meeting with stakeholders on how best to move forward. Council and staff discussed partnership with the County and cooperation from FDEP moving forward. Council thanked Mr. Marsian and staff and the City Manager for their work on this matter.

2. Parking Downtown Improvements

Mr. Sumner provided two handouts for Council illustrating two options for reconfiguring Alexander Street for increased parking. He explained to Council it is all about education, starting with signage way down Old 441 and all the way down Highland, months before the change, notifying the public that one-way streets are going in. The cost of striping and signage would be less than $15,000.00. Baker Street offers less space than Alexander. The current Baker spaces are not in the City's inventory because they are not striped. Council and staff discussed traffic direction and traffic management. The City may hold a public workshop and prepare a parking study RFP. Council voiced a consensus to set up a workshop which will also include paid parking.

CITY MANAGER'S REPORT

Mr. Sandersfeld directed attention to the audit communications in the agenda packet.

CITY ATTORNEY'S REPORT

Mr. Brackins spoke about the Form 6 injunction, telling Council that Form 1 is the correct form to complete for the July 1 deadline. If the injunction is lifted before July 1, they may have to fill out Form 6.

Regarding the CRA Expansion, the County filed a lawsuit arguing against the slum and blight findings. Mr. Brackins said he would discuss with the County Attorney ways to expedite the process.

The AMCO case is still unfinished. The court issued an order granting AMCO's motion to dismiss but didn't yet enter an order on the City's similar motion. It is expected the City's motion to dismiss will be granted shortly.

COMMUNICATIONS AND REPORTS

Councilmember Rolfson spoke about the Building Department's new location and the Butterfly Garden event.

Councilmember Bryant spoke with Mr. Brackins about the motion to dismiss. He mentioned the new Lincoln Park parking lot, and the recent pickleball tournament at Donnelly Park during which spectators enjoyed the new sod at the park.

Vice-mayor Cataldo spoke favorably about the Donnelly Park improvements, police presence at a City event, and the many new trees downtown.

Mayor Homich mentioned an amendment to Live Local Act to except the Wekiva Study Area, and the Lake Cares Food Pantry Grand Opening. Councilmember Rolfson commended Council for their testimony regarding the Live Local act.

ADJOURNMENT

MOTION BY COUNCILMEMBER WALKER TO ADJOURN; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

There being no further business for discussion, the meeting adjourned at approximately 7:32 p.m.

JAMES HOMICH, MAYOR

CITY OF MOUNT DORA

Jeanann Hand, City Clerk