CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL MINUTES
June 3, 2025
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 Homich called to order the Regular Session of City Council in the Mount Dora City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
Mayor Homich introduced the attendees who were participating in the Mount Dora Police Department Youth Leadership Program. One of the participants from the program led the moment of silence and Pledge of Allegiance to the Flag.

ROLL CALL
Members Present
James Homich, Mayor
John Cataldo, Vice-mayor
Cal Rolfson, District 2
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

Members Not Present
Dennis Dawson, District 3

PRESENTATIONS
1. Presentation of Friends of the Library Gifts to the City

Library Director Cathy Lunday spoke to Council about the items the Friends of the Library are gifting to the City. A representative from the Friends of the Library spoke, thanking Ms. Lunday, the Board, library staff and library volunteers.

2. Advanced Metering Infrastructure Presentation

Deputy Electric Director Wayne Zimmerman provided information on the upcoming proposed changes to electric utility metering. The PowerPoint Mr. Zimmerman presented is attached to the minutes as Exhibit A.

In the event of an outage, an outage map would be accessible to the public online. The project was budgeted for in FY 23-24 and is also budgeted for in upcoming years. The metering would be for City electric customers. The City is testing to ensure this system will work for Water Utilities when budgeted for. This system will be implemented in all new developments. The new system will aid in efficiency. The new meters will help with leak detection and problem solving. Council and staff discussed the benefits of the new system and the changes that need to take place for its implementation.

3. Proclamation Pride Month

Mayor Homich read the Pride Month proclamation into the record. Members of the Triangle Connection were present to receive a copy of the proclamation.

PUBLIC COMMENT

Mayor Homich opened public comment.

The Mayor stated that he was removing Action Item One, "Request Approval of Amended and Restated Joint Planning Agreement Between Mount Dora and Lake County," from the agenda so that it may be presented to the Planning and Zoning Commission.

Council discussed appropriate procedures for removing an item from the agenda.

The appropriateness of the Planning and Zoning Commission approving the JPA was discussed. The Mount Dora Land Development Code (LDC) does not suggest that the Planning Board approve the JPA.

Council discussed the duties assigned in the Charter, and the timing of the Planning and Zoning Commission meeting, County meetings and City meetings.

Mr. Sandersfeld informed Council that the City or County Manager may postpone approval of the agreement for 90 days. Mr. Brackins said tabling the item and/or discussion resulting in action should be put in a motion. Council discussed the agenda-setting process and the charter.

Vice-mayor Cataldo requested a workshop to learn the thoughts of the Planning and Zoning Commission regarding the proposed JPA before Council votes on it.

Mayor Homich opened public comment.

Kitty Breed, 5272 Red Coral Circle, spoke about reclaimed water and the City's notification system.

Suzanne Scheck, 308 North Tremain Street, spoke about plantings downtown.

Bailey Stack, 1175 11th Avenue, spoke about Faden projects and specific fees on a Task Authorization on tonight's agenda.

Suzanne Scheck, 308 North Tremain Street, spoke about the City's use of Faden Builders for many City projects.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA WITH CONSENT AGENDA ITEM ONE, REQUESTING APPROVAL OF THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR CONSTRUCTION SERVICES FOR THE CITY HALL ANNEX, MOVED TO BECOME ACTION ITEM FOUR; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

APPROVAL OF CONSENT AGENDA

1. ~~Request Approval of Task Authorization with Faden Builders for Construction Services for the City Hall Annex~~
   ****Removed from Consent Agenda to become Action Item Four.***
2. Request Approval of Change Order #1 for Allied Universal Corp Purchase Order # 25-01334
3. Request Ratification of Task Authorization #17, Ratifying Underground Conduit Installation for the New Development, Mount Dora Groves Southloch Condominiums

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE CONSENT AGENDA WITH CONSENT AGENDA ITEM ONE, REQUESTING APPROVAL OF THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR CONSTRUCTION SERVICES FOR THE CITY HALL ANNEX, MOVED TO BECOME ACTION ITEM FOUR; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

YES Rolfson
Walker
Homich
Cataldo
Bryant
Crail
NO None

ACTION ITEMS

1. Request Approval of Amended and Restated Joint Planning Agreement (JPA) Between Mount Dora and Lake County

Council and staff discussed the status of the JPA. City and County staffs had met several times on the topic. The placeholder agreement would be expiring. City staff spent over a year working with Lake County staff to develop the presented draft. Monthly meetings over a year led to this proposed agreement.

MOTION BY COUNCILMEMBER BRYANT TO TABLE THIS ITEM UNTIL JUNE 17TH AND AUTHORIZE THE CITY MANAGER TO REQUEST A 60-DAY EXTENSION TO NEGOTIATE WITH THE COUNTY; VICE-MAYOR CATALDO SECONDED THE MOTION.

Council and staff discussed appropriate extension length, especially in relation to gauging response from the County. They considered the meeting schedule of the County Commission.

Council and staff discussed input from the City's Planning and Zoning Commission, and the extent of the authority the delegated to the Planning and Zoning Commission. Council discussed the purpose of postponement, the work staff had already put into the agreement proposed at this meeting, and the value of that agreement.

Lake County Executive Director of Development Kathleen Dial was present and told those present that an extension could be granted by County Manager. The JPA will not go the County Commission agenda until it has been signed by Mount Dora.

MOTION AMENDED TO TABLE THIS ITEM INDEFINITELY AND AUTHORIZE THE CITY MANAGER TO SEEK THE EARLIER MENTIONED EXTENSION.

MOTION BY COUNCILMEMBER BRYANT TO TABLE THIS ITEM INDEFINITELY AND AUTHORIZE THE CITY MANAGER TO REQUEST A 60-DAY EXTENSION TO NEGOTIATE WITH THE COUNTY; VICE-MAYOR CATALDO SECONDED THE MOTION.

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

MOTION PASSED WITH A 5-1 ROLL CALL VOTE.

YES	***Cataldo***
	Walker
	Homich
	Bryant
	Crail
NO	***Rolfson***

2. Request Approval of Task Authorization with Halff Associates, Inc. for the Engineering Design, Permitting, Bid Assistance, Construction Administration, and Project Management for the Expansion of Wastewater Treatment Plant No. 2 (WWTP2)

Mr. Sandersfeld explained the project. He introduced Water Utility Director Andrew Marsian to present further information. Mr. Marsian told Council that this project is necessary in order for WWTP2 to have sufficient capacity. WWTP2 has a permitted capacity of 1.5 million gallons per day. Current average flows to the facility represent about 50% of the facility's capacity. There are about 1.2 million gallons of commitments for this plant for approved developments that would send additional flow to the facility. The sum of the commitments and the current flows exceed the capacity of WWTP2. Staff recommended approval of this item.

Council and staff discussed the relationship between design cost and construction cost fluctuations, and the rise in engineering costs. Approving the task authorization at this time would most likely ensure cost savings in the long run.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH HALFF ASSOCIATES, INC. FOR THE ENGINEERING DESIGN, PERMITTING, BID ASSISTANCE, CONSTRUCTION ADMINISTRATION, AND PROJECT MANAGEMENT FOR THE EXPANSION OF WASTEWATER TREATMENT PLANT NO. 2; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

3. Request for Code Lien Waiver or Reduction for 1746 N. Highland Street

Code Compliance Manager Adam Sumner directed Council's attention to the material presented in the agenda packet that provided background information about this request. The property is in compliance at this time, but was found in violation of multiple City of Mount Dora Codes on November 13, 2024, under Case No. 2024-0170. The violations that were found were fence requirements; excessive growth of grass, weeds; and protective treatment. The property was brought into compliance on April 8, 2025. The total fine for the lien is $12,800. Cost incurred by the City while working with this property is $1,900.00.

Council and staff discussed the reasons a lien may or may not be appropriate. Property owner Solomon Jones, Jr., was present to answer questions. The code violations and delay in curing the violations were due to extensive health issues. These violations were the first time the property had demonstrated violation conditions.

Council and staff discussed past code lien forgiveness.

Council remarked that the compliance demonstrated by the property owner shows that the code compliance process is effective.

Council, staff and Mr. Brackins discussed revising orders so that City costs could be recovered in the event fines are waived.

Council discussed the length of time this property was not in compliance, and whether this factor should affect Council's decision.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE CODE LIEN WAIVER FOR 1746 NORTH HIGHLAND STREET; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

4. Request Approval of Task Authorization with Faden Builders for Construction Services for the City Hall Annex * ***(Originally Consent Agenda Item One)***

This item was moved from the Consent Agenda to become Action Item Four.

Mr. Sandersfeld described the history of the building and its transition from a facility used by many departments to one devoted to Parks and Recreation staff. He explained the City's use of a Construction Manager at Risk (CMAR) and the CMAR selection process. There is a bidding process currently in progress for future contractors for smaller projects and a CMAR solicitation for larger projects. Staff recommended approval of the task authorization.

Parks and Recreation Director Troy Shonk told those present that cost was considered throughout the process. Some work was done in-house with a cost savings of approximately $5,500.

Council and staff discussed the bidding process and adherence to purchasing regulations.

Todd Faden of Faden Builders spoke about the CMAR process and their contract with the City.

Council and staff discussed the benefits of using a CMAR.

Parks and Recreation staff will not be working out of the recreation center. Council and staff discussed the features of the Annex renovation and reasons for their inclusion.

Mayor Homich opened public comment.

Bailey Stack, 1175 East Fifth Avenue, directed attention to differences between the task authorization and the Faden quotes included as exhibits to the task authorization The omissions ultimately reduced costs to the City.

Joe Lewis, 148 Charles Avenue, spoke about the use of a CMAR.

Suzanne Scheck, 308 North Tremain Street, spoke about the City's process for publishing bids.

Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPOVE THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR CONSTRUCTION SERVICES FOR THE CITY HALL ANNEX; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

PRIORITY PROJECT UPDATES

1. Odor Issues

Water Utility Director Andrew Marsian reported that the City received a notification from the Florida Department of Environmental Protection (FDEP) lifting the Consent Order.

Council commended staff's work throughout this matter. The City would be meeting with an environmental attorney.

This recurring item would remain on the agenda for one additional meeting.

2. Parking Downtown Improvements

Mr. Sumner spoke about his communication with CPH Corp regarding the possibility of converting Tremain Street to a one-way street. On-site survey work is needed. A public workshop will be held.

Council and staff discussed the use of Main Street Leasing's gravel lot, the United Methodist Church retaining wall, and signs Freebee shuttle stations.

CITY MANAGER'S REPORT

The City Manager reminded Council about a Budget Workshop the following Monday.

CITY ATTORNEY'S REPORT

Mr. Brackins spoke about the June 11th City-County Joint Meeting and about legislation that might affect the City's Land Development Code.

COMMUNICATIONS AND REPORTS

Councilmember Walker applauded Youth Leadership Council that attended the Council meeting. He spoke about staff performance and the code waiver item, applauding Council for their open minds. He reminded those present about the Recreation center ground-breaking on June 13th.

Councilmember Bryant spoke about the Recreation Center ground-breaking and spoke favorably about City landscaping.

Councilmember Rolfson congratulated Councilmember Bryant for his Home Rule Hero award. He spoke about the recreation center groundbreaking, and scholarships awarded by the Mount Dora Community Trust scholarships, the Lake Cares Food Pantry campaign to clear debt related to their new facility.

Councilmember Crail congratulated Councilmembers Rolfson and Bryant for their Home Rule Hero awards from the Florida League of Cities.

Vice-mayor Cataldo spoke about the ground-breaking and about landscaping on Tremain Street.

Mayor James Homich spoke about a County meeting regarding being a charter county. Councilmember Rolfson commented on Heartland League of Cities awareness of this issue.

The Mayor mentioned the Memorial Day event at Pine Forest Cemetery.

ADJOURNMENT

MOTION BY COUNCILMEMBER ROLFSON TO ADJOURN; COUNCILMEMBER WALKER SECONDED THE MOTION.

There being no further business for discussion, the meeting adjourned at approximately 8:52 p.m.

JAMES HOMICH, MAYOR
CITY OF MOUNT DORA

JEANANN HAND, CITY CLERK