



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
October 21, 2025, 6:00 PM

AGENDA

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

- | | |
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PUBLIC COMMENT

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

- | | |
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| 2. Request Approval of Purchase with HydroCorp for Backflow Testing | 15 |

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CITY MANAGER'S REPORT

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CITY ATTORNEY'S REPORT

COMMUNICATIONS AND REPORTS

1. Councilmember Doug Bryant
2. Councilmember Cal Rolfson
3. Councilmember Dennis Dawson
4. Councilmember Marc Crail
5. Councilmember Nate Walker
6. Vice-mayor John Cataldo
7. Mayor James Homich
 - Social Media Policy
 - Special Events Workshop

UPCOMING MEETING DATES

1. Tuesday, November 4, 2025, 6:00 p.m., Regular Session
2. Tuesday, November 18, 2025, 6:00 p.m., Regular Session
3. Tuesday, December 2, 2025, 6:00 p.m., Regular Session
4. Tuesday, December 16, 2025, 6:00 p.m., Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Proclamation Recognizing Florida City Week

Introduction:

This is a request for Mayor Homich to read into the record the proclamation recognizing Florida City Week.

Discussion:

This year, Florida City Week will be held October 20-24, 2025. The City of Mount Dora will celebrate Florida City Week with events throughout the week including:

- Monday, October 20 – Electric 101 Public Works Facility (401 Limit Avenue), 10:00 AM
Mount Dora’s Electric Utility services educational program on safety and reliability throughout the city.
- Tuesday, October 21 – Lunch & Learn Donnelly Park Building (530 N. Donnelly Street) at 11:00 AM
Mount Dora Building Department program.
- Wednesday, October 22 – Community Safety Skills Donnelly Park Building (530 N. Donnelly Street), 4:00 PM
Mount Dora’s first responders present a free Community Safety Skills Clinic offering hands-only CPR training, on-site blood pressure checks, and live fire extinguisher demonstrations.
- Thursday, October 23 – Open House Mount Dora Police Department (1300 N. Donnelly Street), 3:00–6:00 PM
Mount Dora's Police Department presents guided station tours, a meet-the-team experience, and hands-on vehicle walk-throughs of patrol cars and specialty units.
- Friday, October 24 – Get Involved with Human Resources Via Social Media
@CityofMountDora

City career paths and volunteer opportunities—meet department reps, learn how to apply, and find easy ways to get involved.

Budget Impact:

There are no budget impacts with the program events.

Strategic Impact:

Strategic Initiative 4: Provide High-Quality Services

Recommendation:

Mayor to read into the record this proclamation.

Attachment(s):

1. PROCLAMATION.2025 FLORIDA CITY WEEK

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/13/2025

Final Approval - 10/13/2025



PROCLAMATION

Florida City Week

WHEREAS, city government is the government closest to most citizens and the one with the most direct daily impact upon its residents; and

WHEREAS, municipal government provides services and programs that enhance the quality of life for residents, making their city their home; and

WHEREAS, city government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along the understanding of public services and their benefits; and

WHEREAS, Florida City Week offers an important opportunity for elected officials and city staff to spread the word to all citizens of Florida that they can shape and influence this branch of government; and

WHEREAS, the Florida League of Cities and its member cities have joined together to teach citizens about municipal government through a variety of activities; and

WHEREAS, the City of Mount Dora encourages educational partnerships between city government and schools, civic groups and other organizations; and

WHEREAS, the City of Mount Dora supports and encourages all Florida city governments to actively promote and sponsor Florida City Week.

NOW, THEREFORE, I, James L. Homich, Mayor of the City of Mount Dora, Florida, do hereby proclaim October 20–24, 2025, as *Florida City Week* in the City of Mount Dora, and encourage all citizens, city officials, and employees to join together in celebrating our community. During this week, let us recognize the dedicated service of those who make Mount Dora a great place to live, work, and visit, and promote greater understanding of how municipal government enhances the quality of life for all who call Mount Dora home.

James L. Homich, Mayor



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of the Shared Parking Agreement with Main Street Leasing for Bank Parking Lot (Golf Carts and Motorcycles)

Introduction:

This is a request for Council to approve the Shared Parking Agreement with Main Street Leasing (MSL) for Bank Parking Lot (Golf Carts and Motorcycles).

Discussion:

This shared parking agreement with Main Street Leasing for Bank Parking Lot for Golf Carts and Motorcycles. This parking lot is located at the northwest corner of Fifth Avenue and North Alexander Street. The City / CRA will pay MSL \$1,500 for legal fees associated with this agreement. On an annual basis and within thirty (30) days of receipt of an owner's invoice, the City shall pay the owner the equivalent sum of all annual real property taxes paid by the owner on the Parking Area for that corresponding year. The agreement is for five years with an option to extend. This parking lot will accommodate up to 25 golf carts and/or motorcycles.

Budget Impact:

\$1,500 plus \$3,751.77 for property tax reimbursement in year one, totaling \$5251.77 in year one. CRA will pay for signage for the parking lot. Budgeted in GL 117-5555-581.03-10 with a balance of \$1,300,000.

Strategic Impact:

Goal 7: Develop new infrastructure to support sustainable growth management
Objective 7.3 Provide parking management strategies and increase parking space inventory in the downtown area.

Recommendation:

City Council approve the Shared Parking agreement.

Attachment(s):

1. MSL Shared Parking Agreement - FINAL CLEAN - LB Signed

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Adam Sumner, Community Development Director

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Accounting Manager

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/7/2025

Approved - 10/7/2025

Approved - 10/9/2025

Approved - 10/11/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

SHARED PARKING AGREEMENT

THIS SHARED PARKING AGREEMENT is made by and between the and the City of Mount Dora Florida, a municipal corporation of the State of Florida, 510 N. Baker Street, Mount Dora, Florida 32757, and the City of Mount Dora Community Redevelopment Agency (CRA), 510 N. Baker Street, Mount Dora, Florida 32757, hereinafter collectively referred to as CITY or City and Main Street Leasing, LLC., 699 E. Fifth Ave. Mount Dora, FL 32757, hereinafter referred to as the OWNER or Owner, as evidenced by the signatures affixed below.

WITNESSETH:

WHEREAS, parties agree a shared parking use of the parcel of land identified as parcel number 29-19-27-0010-058-00001, or Alternate Key 1465222, or as commonly known as the former Bank of America parking lot located at the northwest corner of Alexander St. and w. 5th Ave.; and

WHEREAS, parties agree a shared parking use for motorcycles and golf carts for the benefit of the residents of Mount Dora, the businesses in Mount Dora and the visitors to Mount Dora; and

WHEREAS, the parties have negotiated the terms of the Shared Parking Agreement (hereinafter referred to as "Agreement").

NOW, THEREFORE, in consideration of the mutual covenants, terms and provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Agreement between the CITY and OWNER is entered into as follows:

1. PREMISES.

The OWNER and the CITY agree that the CITY shall be permitted to utilize the asphalt parking area generally located on the northwest corner of Alexander St. and w. 5th Ave. as depicted in **Exhibit "A"** attached hereto and identified by the Lake County Property Appraiser through Alternate Key 1465222 (hereinafter referred to as "Parking Area"), for the purposes set forth herein.

2. TERM.

The term of this Agreement shall be from the date of execution by the CITY for five (5) years, with an option to extend through mutual written agreement of the parties. However, pursuant to section 7 of this Agreement, this Agreement is terminable by either party with provision of 30 days written notice to the other party.

3. CONSIDERATION.

In consideration of the City's use of the Parking Area as set forth herein, the CITY may, with the advance written approval of OWNER after providing OWNER with all details of any

proposed improvement, cause the micro-surfacing and restriping of the asphalt in the Parking Area once every seven (7) years, or sooner if deemed necessary by the CITY. The City shall ensure the striping is appropriate for safe and efficient parking of motorcycles and golf carts. The City may, with the advance written approval of OWNER, install decorative bollards along the eastern boundary of the Parking Area to ensure that only golf carts and motorcycles are able to access the Parking Area. The City shall ensure the Owner will have a set of keys to remove the bollards for special events, maintenance, or other reason the Owner deems necessary.

To reimburse Owner for attorney's fees incurred on this matter from February 25, 2025, through October 1, 2025, the City shall pay Owner \$1,500.00 within 30 days after receipt of Owner's invoice for same following execution of this Agreement. The City shall also pay Owner's reasonable attorney's fees incurred in the future arising out of this Agreement concerning legal issues, if any, between the City and Owner. Such payments will be made by City to Owner within thirty (30) days of receipt of Owner's invoice. If payment is late, the amount owed shall accrue interest at the highest rate allowed by the law.

On an annual basis and within thirty (30) days of receipt of Owner's invoice, the City shall pay Owner the equivalent sum of all annual real property taxes paid by Owner on the Parking Area for that corresponding year. If payment is late, the amount owed shall accrue interest at the highest rate allowed by the law.

4. USE OF PREMISES.

The Parking Area shall be open to the general public during all times, except the following times wherein the Parking Area shall be exclusively used of the OWNER, as it deems appropriate in its sole discretion:

- a. during festivals and special events in the downtown area; and,
- b. any other days designated by OWNER with 10 days prior written notice to CITY.

CITY acknowledges it is exclusively responsible for maintaining, monitoring, inspecting, and providing notice of any dangerous conditions concerning the Parking Area.

5. PARKING FEES.

A. At times when the Parking Area is open to the general public, as set forth herein, there shall be no fee associated with parking.

B. At times when the Parking Area is under the exclusive use and control of the OWNER, the OWNER may charge for parking and use of the Parking Area in any manner, which it deems appropriate in its sole discretion.

6. SIGNAGE.

The CITY shall provide and maintain signage indicating that the Parking Area is open for public parking as long as approved by OWNER in writing in advance. The CITY shall also provide

and replace as necessary removable, locking sign covers to place over the public parking signs when the Parking Area is under the exclusive use and control of the OWNER.

7. TERMINATION.

Either party may terminate this AGREEMENT, with or without cause, given thirty (30) days written notice to the other party. If the OWNER elects to terminate during the first (180) days of this AGREEMENT the owner shall reimburse the CITY a proportionate share of the cost of the resurfacing and striping of the parking lot, if any was approved by OWNER. Proportionate share means half of the costs the CITY paid for the resurfacing and striping of the parking lot. In the event of Termination, CITY shall, at OWNER's request, remove any bollards, signs, or other items installed by the City.

8. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered, to the last known mailing address shall constitute sufficient notice. All notice required and/or provided pursuant to this Shared Parking Agreement, shall be given to the CITY and the OWNER in writing and delivered by way of electronic mail and the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

City:
City Manager
510 N. Baker Street
Mount Dora, Florida 32757

With copy to:
Patrick Brackins, Esq.
Shepard, Smith, Hand & Brackins, P.A.
2300 Maitland Center Pkwy, Suite 100 Maitland, Florida 32751

Owner:
Main Street Leasing, LLC.
699 E Fifth Ave
Mount Dora, FL 32757

With a copy to:
Derek A. Schroth, Esq. (dschroth@bowenschroth.com)
Bowen|Schroth
600 Jennings Ave.
Eustis, FL 32726

Notice hereunder shall be deemed delivered three (3) business days after it is sent.

9. INDEMNIFICATION

CITY shall indemnify OWNER for any and all claims, expenses, damages, fees, suits, or costs related to, arising from, or concerning CITY's negligence or intentional acts regarding OWNER's Parking Area. CITY's liability to OWNER under the preceding sentence shall not include punitive damages or interest for the period before judgment. This indemnification shall be subject to the provisions of §768.28(5), Florida Statutes, including the limitations set forth therein, which limitations shall apply whether the underlying actions sounds in contract or tort.

10. INSURANCE

Owner shall maintain insurance policies for coverages commonly found in Commercial General Liability, arising from any and all claims for property damage and bodily injury, including death to a third party, with limits of not less than \$5,000,000, and shall name the City as additional insured. On an annual basis and within thirty days of receipt of Owner's invoice, CITY shall pay to Owner the equivalent sum of each annual insurance premium paid by Owner to its insurer for the coverage specified herein. If payment is late, the amount owed shall accrue interest at the highest rate allowed by the law.

11. ENTIRE AGREEMENT.

This Agreement, including all referenced Exhibits attached hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or effect whatsoever on this Lease Agreement.

12. MODIFICATION.

The Covenants, terms, and conditions set forth in this Lease Agreement may be modified, only by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or conditions of this Lease Agreement and any written Amendment(s) hereto, the provisions of the latest executed Instrument shall take precedence.

13. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Lease Agreement.

14. WAIVER.

Failure by the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but same shall remain in full force and effect.

15. APPLICABLE LAW, VENUE, JURY TRIAL AND ATTORNEY'S FEES.

The laws of the State of Florida shall govern all aspects of this Lease Agreement. In the event it is necessary for either party to initiate legal action regarding this agreement, venue shall lie in Lake County, Florida and the parties hereby waive their right to trial by jury in any action, proceeding or claim, which may be brought by either of the parties hereto, arising out of this Agreement. In the event of litigation between the parties concerning or related to this Agreement

or the Parking Area, the prevailing party shall recover all attorney's fees and costs, including fees and costs, prior to suit, during suit, on appeal, and any other fees and costs incurred.

16. ASSIGNMENT.

This Agreement shall not be assigned.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the ____ day of _____ 2025.

CITY OF MOUNT DORA

James L. Homich, Mayor

ATTEST:

Jeanann Hand, City Clerk

Patrick Brackins, City Attorney

**CITY OF MOUNT DORA
COMMUNITY REDEVELOPMENT
AGENCY**

James L. Homich, Chairperson

ATTEST:

Jeanann Hand, City Clerk

Patrick Brackins, City Attorney

MAIN STREET LEASING, LLC.

By: [Signature]

Print: HARRY BAKER

Title: President

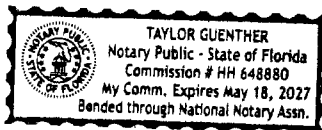
STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization of Larry Baker, as President, of Main Street Leasing, LLC., who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Owner, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 22nd day of September, 2025.

(stamp)

[Signature]
NOTARY PUBLIC, State of Florida





510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Approval of Purchase with HydroCorp for Backflow Testing

Introduction:

This is a request for Council to approve the Purchase with HydroCorp for Backflow Testing

Discussion:

In accordance with Florida Department of Environmental Protection (FDEP) regulations, the City of Mount Dora is required to conduct regular backflow prevention testing to ensure the protection of the potable water system. This testing is a critical component of the City's cross-connection control program, which safeguards the drinking water supply from potential contamination. HydroCorp will provide comprehensive backflow testing services for both residential and commercial properties within the city limits. The agreement includes all necessary testing, documentation, and compliance reporting required to meet FDEP standards. The estimated cost for these services is \$182,200, which will be funded through the City's Water Utility Fund. A Purchase Order or Notice to Proceed will be issued consistent with the services to be performed and the costs described in the agreement attached to this agenda item.

Budget Impact:

Funding of \$182,200 is available in the following G/L 421-1930-536.34-01

Strategic Impact:

Objective 2.4. Sustain City Infrastructure

Recommendation:

Council to approve the purchase with HydroCorp for backflow testing.

Attachment(s):

1. Attachment #1 Hydrocorp Piggyback Agreement

Prepared by: Aubrie Conn

Reviewed by:

Andrew Marsian, Director of Utilities and Plant Operations

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Accounting Manager

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/9/2025

Approved - 10/9/2025

Approved - 10/14/2025

Approved - 10/15/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

AGREEMENT

THIS AGREEMENT is made by and between the CITY OF MOUNT DORA, a municipal corporation of the State of Florida, 510 N. Baker Street, Mount Dora, Florida 32757, hereinafter referred to as the "CITY", and FLORIDA HYDROCORP, INC., a Florida corporation, with its principal address located at 3275 Villa Espana Trail, Melbourne, FL 32935, hereinafter referred to as the "CONTRACTOR."

***Note: CONTRACTOR's principal address is temporary. CONTRACTOR's preferred address at the time of this writing is 5700 Crooks Road, Troy, MI 48098.

WITNESSETH:

WHEREAS, the CITY has determined that it is in its best interest utilize that Inspect and Maintain Backflow Preventers Contract #BPW2336MM between the City of Cape Coral, Florida, and the CONTRACTOR ("Underlying Contract"), dated May 19, 2023, attached hereto as Exhibit "A" and made a binding part hereof by this reference, hereinafter referred to as "Cooperative Contract" which was competitively solicited for and negotiated by the City of Cape Coral, Florida; and,

WHEREAS, the CONTRACTOR has exhibited by its response to the solicitation that it is capable of providing the services required by the CITY; and,

NOW, THEREFORE, in consideration of the mutual covenants, terms and provisions contained herein, the parties agree as follows:

SECTION 1. TERM.

The term of this Agreement shall extend from the date of execution for five (5) years and may be renewed for two (2) additional, one-year periods upon written mutual agreement by the CITY and the CONTRACTOR. This Agreement may be terminated at any time given at least thirty (30) days written notice to the other party.

SECTION 2. SERVICES AND PRICING.

The CONTRACTOR will provide services and general pricing to the CITY as set forth in the Exhibit "A" attached hereto, which consists of the Underlying Contract and its exhibits. The CONTRACTOR will provide said services for the costs breakdown attached as Exhibit "B" hereto, which contains the same pricing as the Underlying Contract but is specific to the quantities needed for the CITY.

SECTION 3. CONTRACT PROVISIONS.

The parties hereto agree to be bound by all of the terms and conditions of the Cooperative Contract unless otherwise modified or specified herein.

SECTION 4. NOTICE.

The parties hereto agree and understand that written notice, mailed, emailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and the

CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CITY and the CONTRACTOR shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record with copy by electronic mail:

CITY: City of Mount Dora
Attn: City Manager
510 N. Baker Street
Mount Dora, Florida 32757

Copy to: Patrick Brackins, Esquire
Shepard, Smith, Kohlmyer & Hand, P.A.
2300 Maitland Center Pkwy; Suite 100
Maitland, Florida 32751

CONTRACTOR: Florida Hydrocorp, Inc.
Attn: Mark L. Martin
5700 Crooks Road
Troy, MI 48098

SECTION 5. APPLICABLE LAW, VENUE, WAIVER OF JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Lake County, Florida. **The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.**

SECTION 6. MODIFICATION.

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 7. CONFLICT.

To the extent of any conflict between this Agreement or a CITY issued Purchase Order related to this Agreement and the terms and conditions of Exhibit A of B attached hereto or any other CONTRACTOR issued invoice or the like, the terms and conditions of this Agreement or of any CITY issued Purchase Order shall prevail.

SECTION 8. **FUND AVAILABILITY AND USE OF CONTRACTOR.**

Services to be performed in accordance with this Agreement are subject to the annual appropriation of funds by the CITY. In its sole discretion, the CITY reserves the right to forego use of the CONTRACTOR for any project which may fall within the scope of services listed herein.

SECTION 9. **JOINT AUTHORSHIP.**

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 10. **EQUAL OPPORTUNITY EMPLOYER.**

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all sub-contractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 11. **INDEMNIFICATION.**

The CONTRACTOR agrees to be liable for any and all damages, losses, and expenses incurred, by the CITY, caused by the acts and/or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like. The CONTRACTOR agrees to indemnify, defend and hold the CITY harmless for any and all claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the CONTRACTOR, or any of its employees, agents, sub-contractors, representatives, volunteers, or the like through and including any appeals. Said indemnification, defense, and hold harmless actions SHALL NOT be limited by any required insurance coverage amounts and shall survive termination or natural expiration of this Agreement.

SECTION 12. **AUDITING, RECORDS, AND INSPECTION.**

In the performance of this Agreement, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY and shall be retained by the CONTRACTOR for a period of three years after termination or completion of the Agreement, or until the full County audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the three-year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right

to terminate this Agreement based upon its findings in this audit without regard to the termination provision set forth herein.

SECTION 13. PUBLIC RECORDS.

- A. Pursuant to Florida Statutes, Section 119.0701:

**IF YOU HAVE QUESTIONS REGARDING THE APPLICATION
OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO
PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT,
CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:**

**CITY CLERK: JEANANN HAND
510 NORTH BAKER STREET
MOUNT DORA, FL 32757
(352)735-7126
CLERK@MOUNTDORA.GOV**

- B. CONTRACTOR agrees to comply with public records laws, specifically to:
1. Keep and maintain public records required by the CITY for the scope of this Agreement.
 2. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law.
 3. Ensure that any public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the CITY.
 4. Upon completion of this contract, transfer, at no cost, to the CITY all public records in the CONTRACTOR's possession or keep and maintain the public records as required by the CITY. If the CONTRACTOR transfers all public records to the CITY upon completion of this contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request, in a format that is compatible with the information technology systems of the CITY.

SECTION 14.

**USE OF CITY NAME, LOGO, SEAL, FLAG AND/OR
LETTERHEAD**

The CONTRACTOR may only use the CITY'S name, logo, seal and/or flag with the express written permission of the City and consistent with any CITY policy related to the same. In addition, the CONTRACTOR shall not use the CITY'S letterhead, or any attempted rendition thereof, for issuing any correspondence related to this Agreement without the express written permission of the CITY.

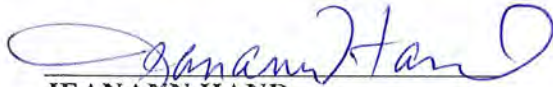
IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective this 20 day of JUNE, 2024.

CITY OF MOUNT DORA



CRISSY STILE
MAYOR of the City of Mount Dora,
Florida

ATTEST:



JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only
Approved as to form and legal sufficiency



Patrick Brackins
City Attorney

FLORIDA HYDROCORP, INC.

Mark Martin

Print: Mark Martin

Title: CEO

STATE OF MICHIGAN

COUNTY OF Oakland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization of Mark Martin, as CEO of HydroCorp, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Contractor, and who is personally known to me or who produced drivers license as identification, and who did/did not take an oath this 1st day of May, 2024.

(stamp)

Karen Lynn Hanson
NOTARY PUBLIC

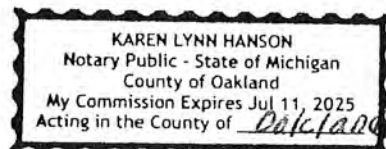


Exhibit "A"
Cooperative Contract between the
City of Cape Coral, Florida, and
Florida Hydrocorp, Inc.

City of Cape Coral
Inspect and Maintain Backflow Preventers
Contract #: BPW2336MM

THIS CONTRACT is made this 19th day of MAY, 2023 by and between the CITY OF CAPE CORAL, FLORIDA, hereinafter called "CITY", and FLORIDA HYDROCORP, INC., doing business as a corporation located at 33-C Suntree Place, Melbourne, FL 32940, hereinafter called "CONTRACTOR".

WITNESSETH: For and in consideration of the payments and agreements mentioned hereinafter:

1. The CONTRACTOR will commence and complete the Inspection and Maintenance of Backflow Preventers at the City of Cape Coral's properties in accordance with the Contract Documents.
2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the completion of the project described in the Contract Documents.
3. The CONTRACTOR will commence work as required by the CONTRACT DOCUMENTS as stipulated in the written NOTICE TO PROCEED.
4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS for the prices and labor rates listed on the CONTRACTOR'S Official Bid Proposal Form during the term of the contract more specifically EXHIBIT A, attached as submitted

The term of the contract to be awarded as a result of this bid shall be for **five** years starting on the effective date, and may be renewed for **two** additional, one-year periods upon mutual agreement by the City and the Contractor.

5. This agreement may be terminated by the CITY for its convenience upon thirty (30) days prior written notice to the CONTRACTOR. In the event of termination, the CONTRACTOR shall be paid as compensation in full for work performed to the day of such termination, an amount prorated in accordance with the work substantially performed under this agreement. Such amount shall be paid by the CITY after inspection of the work to determine the extent of performance under this agreement, whether completed or in progress.
6. The Term "Contract Documents" shall include this Contract, addenda, Contractor's Bid except when it conflicts with any other contractual provision, the Notice to Proceed, the Bonds, the Bid Package prepared and issued by the CITY, the General Conditions, the Specifications and Drawings, any Special Conditions, together with all Written Amendments, Change Orders, Work Change Directives or Field Orders. In the event of conflict between any provision of any other document referenced herein as part of the contract and this agreement, the terms of this agreement shall control.
7. **Assignment:** This agreement may not be assigned except with the written consent of the CITY, and if so assigned, shall extend and be binding upon the successors and assigns of the CONTRACTOR.
8. **Disclosure:** The CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR to solicit or secure this agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the CONTRACTOR, any fee, commission, percentage, gift, or other compensation contingent upon or resulting from the award or making of the agreement.
9. **Administration of Agreement:** The Department Director or their representative shall administer this agreement for the CITY.
10. **Governing Law:** The validity, construction and effect of this Contract shall be governed by the laws of the State of Florida. All claim and/or dispute resolution under this Agreement, whether by mediation, arbitration, litigation, or other method of dispute resolution, shall take place in Lee County, Florida. More specifically, any litigation between the parties to this Agreement shall be conducted in the Twentieth

City of Cape Coral
Inspect and Maintain Backflow Preventers
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Judicial Circuit, in and for Lee County, Florida. In the event of any litigation arising out of this Contract, each party shall be responsible to pay for its own reasonable costs and attorney's fees.

11. **Amendments:** No Amendments or variation of the terms or conditions of this agreement shall be valid unless in writing and signed by the parties.
12. **Payment Procedures:** CITY shall make payment and Contractor(s) shall be in receipt of all sums properly invoiced within thirty (30) days of the CITY's receipt of such invoice unless, within a fifteen (15) day period, CITY notifies Contractor(s) in writing of its objection to the amount of such invoice, together with CITY's determination of the proper amount of such invoice. CITY shall pay any undisputed portion of such invoice within such thirty (30) day period.

If CITY shall give such notice to the Contractor(s) within such fifteen (15) day period, such dispute over the proper amount of such invoice shall be resolved, and after final resolution of such dispute, CITY shall promptly pay the Contractor(s) the amount so determined, less any amounts previously paid by CITY with respect to such invoice. In the event it is determined that CITY has overpaid such invoice, the Contractor(s) shall promptly refund to the CITY the amount of such overpayment.

Payments by Electronic Funds Transfer: All payments made by the City of Cape Coral will be made by Direct Deposit (ACH) via electronic funds transfer. Paper checks will no longer be issued to new vendors. Every new vendor must register for direct deposit with the City by providing a "Vendor Authorization Agreement for Electronic Funds Transfer" form (ACH Form) to the City's Financial Services Accounting Division. It is strongly encouraged for current vendors to register for direct deposit with the City via Direct Deposit (ACH) Electronic Funds Transfer form. The form may be accessed on the City of Cape Coral website at:

https://www.capecoral.gov/document_center/Finance/Electronic_Funds_Transfer_Form.pdf

Please contact the Procurement Division at the number shown on this solicitation document herein as the first point of contact for more information.

The link below will take you to the City of Cape Coral vendor Registration page:

https://www.capecoral.gov/department/financial_services/procurement/vendor_registration.php

Suppliers submitting a response to any solicitation are not required to be registered vendors or set up EFT payment prior to submitting their response. Suppliers do need to become registered vendors and have the EFT payment form in place prior to the award of any contract.

13. **Contractor's Representations:** In order to induce CITY to enter into the Agreement CONTRACTOR makes the following representations:

CONTRACTOR has been familiarized with the Contract Documents and the nature and extent of the work required to be performed, locality, local conditions, and Federal, State, and Local laws, ordinances, rules and regulations that in any manner may affect costs, progress or performance of the work.

CONTRACTOR has made or caused to be made examinations, investigations and tests and studies as deemed necessary for the performance of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract, and no additional examinations, investigations, tests, reports or similar data are or will be required by CONTRACTOR for such purposes.

CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

CONTRACTOR has given CITY written notice of all conflicts, errors or discrepancies that have been

City of Cape Coral
Inspect and Maintain Backflow Preventers
Contract #: BPW2336MM

discovered in the CONTRACT DOCUMENTS and the written resolution thereof by CITY is acceptable to CONTRACTOR.

14. **Indemnity:** The CONTRACTOR shall indemnify and hold harmless the CITY, its officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR and any persons employed or utilized by CONTRACTOR in the performance of this Contract.
15. **Invalid Provision:** The invalidity or unenforceability of any particular provision of this Contract shall not affect the other provisions hereof, and the Contract shall be construed in all respects as if such invalid or unenforceable provisions were omitted.
16. **Other Provisions:** The CITY reserves unto itself sole authority to execute and authorize the issuance of change order(s), directives, or other documents to the CONTRACTOR which impact on or change the contract time or price. These actions by the CITY will be taken after due consideration of the recommendations and analysis of the ENGINEER. This provision supersedes any other contradictory provisions within the Contract Documents.
17. **Record Keeping:** The awarded bidder shall maintain auditable records concerning the procurement adequate to account for all receipts and expenditures, and to document compliance with the specifications. These records shall be kept in accordance with generally accepted accounting principles, and the City of Cape Coral reserves the right to determine the record-keeping method in the event of non-conformity. If a Public Construction Bond is required records shall be maintained for ten (10) years, after final payment has been made and shall be readily available to City personnel with reasonable notice, and to other persons in accordance with the Florida Public Disclosure Statutes.

Records of the Contractor's personnel, sub-consultants, and the costs pertaining to the Project shall be kept in accordance with generally accepted accounting practices.

Contractor shall keep full and detailed accounts and financial records pertaining to the provision of services for the City. Prior to commencing work, Contractor shall review with and obtain the City's approval of the accounting procedures and records to be utilized by the Contractor on the Project. Contractor shall preserve the aforementioned Project records for a period of ten (10) years after final payment, or for such longer period as may be required by law.

18. **Public Record:** Pursuant to Florida Statute §287.058 (1) (c), this contract may be unilaterally cancelled by the City if the Consultant, refuses to allow public access to all documents, papers, letters, or other material made or received by the Consultant in conjunction with this contract, unless the records are exempt from disclosure.
19. **Public Construction Bond (if applicable):** Any Contractor entering into a contract for the construction of a public building or public work, or for any repairs upon a building or public work shall, before commencing work, execute, deliver to the City of Cape Coral, and record in the public records of Lee County, Florida, a public construction bond issued by a surety authorized to do business in the State of Florida. The amount of the bond shall be 100% of contract amount.
20. **Insurance:** Unless otherwise specified, Contractor shall, at its own expense, carry and maintain the following minimum insurance coverage, as well as any insurance required by law.
 - a. **Workers' Compensation:** Submitting firm shall have Workers Compensation Insurance covering all employees meeting Statutory Limits in compliance with the applicable state and federal laws. The policy must include Employer's Liability with a minimum limit of \$1,000,000.00 for each accident.

City of Cape Coral
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b. Comprehensive General Liability: Shall have minimum limits of \$1,000,000 per occurrence, combined Single Limit for Bodily Injury Liability and Property Damage Liability. This shall include Premises and/or Operations, Independent Contractors and Products and/or Completed Operations, Broad Form Property Damage, and a Contractual Liability Endorsement.

c. Commercial Auto Liability: Shall have minimum limits of \$1,000,000 per occurrence. Combined Single Limit for Bodily Injury and Property Damage Liability. This shall include Owned Vehicles, Hired and Non-Owned Vehicles, and Employees' Non-Ownership.

d. Certificate of Insurance: The City of Cape Coral is to be specifically included as an additional insured on the General Liability policy and the contract number (BPW2210MM) shall be listed under the comments section. This does not pertain to Workers' Compensation.

In the event the insurance coverage expires prior to the completion of the project, a renewal certificate shall be issued thirty (30) days prior to said expiration date.

The policy shall provide a 30-day notification clause in the event of cancellation or modification to the policy.

The City of Cape Coral shall be named on the COI as additional insured on the General Liability. This does not pertain to Workers' Compensation. The Project Name and Number to also be listed. (Inspect and Maintain Backflow Preventers - BPW2336MM)

Unless otherwise specified, it shall be the responsibility of the contractor to ensure that all subcontractors comply with the same insurance requirements spelled out above.

All certificates of insurance must be on file with and approved by the City of Cape Coral before the commencement of any work activities

21. **Safety and OSHA Compliance:**

A. The Contractor shall comply in all respects with all Federal, State and Local safety and health regulations. Copies of the Federal regulations may be obtained from the U.S. Department of Labor, Occupation Safety and Health Administration (OSHA), Washington, DC 20210 or their regional offices.

B. The Contractor shall comply in all respects with the applicable Workman's Compensation Laws.

22. **Annual Appropriation Contingency:** Pursuant to Florida Statute §166.241, the City's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the City Council. This Contract is not a commitment of future appropriations. Authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of the City if the City Council reduces or eliminates appropriations.

23. **Immigration Affidavit Certification and E-Verify Validation:**
As a condition precedent to entering into this AGREEMENT, and in compliance with The Immigration and Nationality Act (INA), 8 U.S.C. Section 1324a(e) Section 274A(e) and Florida Statute State Section §448.095, Contractor or Consultant and their subcontractors shall register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021. The Employment Eligibility Verification System (E-Verify), is operated by the Department of Homeland Security in partnership with the Social Security Administration.

The following conditions must be met by all Contractors, Consultants and Subcontractors:

- a. Contractor or Consultant shall require each of its subcontractors to provide them with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien.

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Contractor, Consultant or Bidder shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this AGREEMENT.

- b. The CITY, Contractor, Consultant, Bidder or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated The Immigration and Nationality Act (INA) contained in 8 U.S.C. Section 1324 a(e) Section 274A(e) Section §448.09(1), Florida Statute or the provisions of this section shall terminate the contract with the person or entity.
 - c. The CITY, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor or Consultant otherwise complied, shall promptly notify Contractor or Consultant and they shall immediately terminate the contract with the subcontractor.
 - d. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section §448.095(2)(d), Florida Statute. Contractor or Consultant acknowledges that upon termination of this AGREEMENT by the CITY for a violation of this section by Contractor or Consultant, that the Contractor or Consultant may not be awarded a public contract for at least one (1) year. Contractor or Consultant further acknowledges that Contractor or Consultant is liable for any additional costs incurred by the CITY as a result of termination of any contract for a violation of this section.
 - e. **Subcontracts:** Contractor, Consultant or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor or Consultant shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.
24. **Unauthorized Aliens:** The employment of unauthorized aliens by any Contractor is considered a violation of Section 274A(e) of the Immigration and Nationality Act. If the Contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of any contract resulting from this ITB. This applies to any sub-contractors used by the Contractor as well.
25. **Scrutinized Companies List:** Pursuant to 287.135 Florida Statute, s. 215.4725 and s. 215.473, companies contracting with public agencies are prohibited from contracting for good or services over one million (\$1,000,000) dollars that appear on the Scrutinized Companies List.
26. **Electronic Signatures:** The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed version of an original signature or electronically scanned and transmitted versions (e.g. via pdf) of an original signature.
27. **Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together will constitute one and the same instrument.
28. **Entire Agreement:** This Contract constitutes the entire and exclusive agreement between the parties and supersedes any and all prior communications, discussions, negotiations, understandings, or agreements, whether written or verbal.

City of Cape Coral
Inspect and Maintain Backflow Preventers
Contract #: BPW2336MM

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed, by their duly authorized officials this Contract in one counterpart which shall be deemed an original on the date last signed as below written.

ATTEST:

Signature: _____
Typed Name: Kimberly Bruns, CMC
Title: City Clerk

CITY:

CITY OF CAPE CORAL, FLORIDA

Signature: Wanda Roop
Typed Name: Wanda Roop, CPPO
Title: Procurement Manager
Date: 5/19/2023

CITY LEGAL REVIEW:

DM 5/17/2023
For Dolores Menendez Date
City Attorney

CONTRACTOR:

FLORIDA HYDROCORP, INC
Signature: Mark Martin
Print Name: Mark Martin
Title: CEO
Date: 5/18/23

EXHIBIT A

HYDR O CORP.

THE SAFE WATER AUTHORITY.

PROPOSAL Developed For

Mark Milkovich

Procurement Specialist

City of Cape Coral

Cape Coral, FL 33915

PROJECT CONSULTANT

Larry LaBute, Founder, Senior Sales Development

DIRECT LINE: 248.981.6981

EMAIL: llabute@hydrocorpinc.com

April 5, 2023

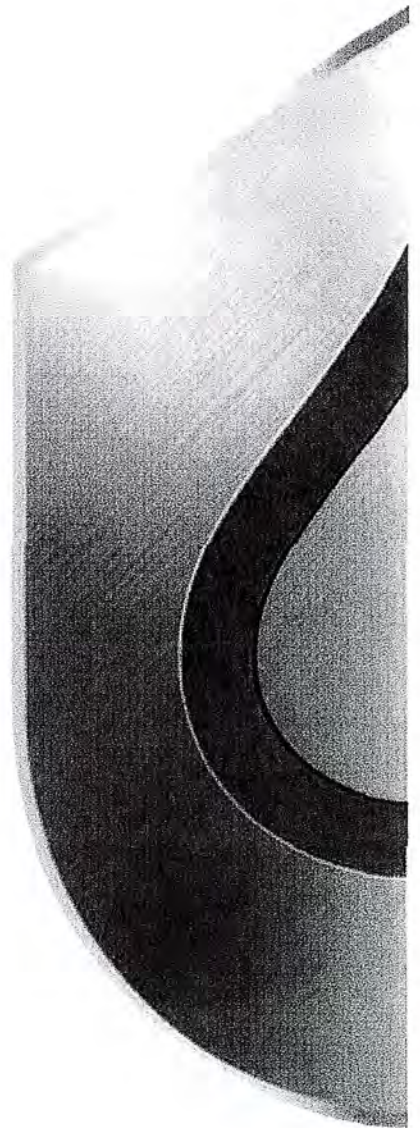




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1. EXECUTIVE SUMMARY

1.1. Summary of proposed Scope of Work

This project is to provide program management services for an ongoing Cross-Connection Control Program currently operated by the City of Cape Coral (CITY) for their city owned backflow prevention assemblies (BPA). These services will be provided to ensure compliance with the Florida Department of Environmental Protection (FDEP), regulations for backflow prevention devices, assembly testing, and recordkeeping.

HydroCorp is a backflow prevention program management company that has been developing and managing testing, inspections, and various other services necessary to maintain a comprehensive backflow prevention program. We are a management firm and not a plumbing company. If you choose to use our services we will prepare a bid package and solicit the necessary field services from local, certified testers and licensed contractors for repair/replacement services. There were a few documents within your bid package that are relevant to contractors. Therefore, the responses to your forms may not be typical of what you would see from a plumbing contractor. We guarantee that all work completed by our contractors will meet State and local requirements. We assume all responsibility for the credibility of our contractors.

These services will be provided by a local contractor with hands-on coordination by our offices. Testing of all BPA will be scheduled and completed by this contractor and recorded on-line. Repairs, replacements, or new installations will be coordinated with appropriate staff to ensure CITY knowledge of overall program status. Repair pricing is included in the Appendix. New installations and replacement pricing is bid out at the time of requirement to ensure the best delivery time and pricing.

Pricing below includes all labor, materials, tools, and equipment necessary to provide the necessary services. All work will be completed once authorized by the City Project Manager.

Once this project has been approved and accepted by the CITY and HydroCorp, you may expect completion of the following elements annually. The components of the project include:

1. Conduct a project start-up meeting with the CITY Cross-Connection Control/Backflow Prevention Program staff.
2. Provide data transfer template for all backflow prevention assemblies and/or customers to be included in the program, from the existing CITY database (BSI) to the HydroCorp database.
3. Validate the above database to identify any possible errors or inconsistencies.
4. Maintain all data on an online system that enables CITY staff to monitor and generate reports as desired. This database, HydroSoft I/O, is an on-line database that is available, 24/7, on any system or device capable of accessing the internet.
5. Provide full-time, toll-free phone support for customer questions by a trained staff member. The phone will be staffed during regular business hours, Monday through Friday. After-hours calls are directed to an answering service with staff trained to handle our calls.

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6. Coordinate and manage the testing of all testable backflow prevention devices in accordance with FDEP requirements. Services include on-site testing, test failure notification, installation requirement notifications, receipt of executed test reports, and maintenance of all testing data. HydroCorp will prepare a bid for local contractors to establish pricing and credentials for testing all testable assemblies. HydroCorp will coordinate with the lowest bidders to test all backflow assemblies. Facilities will be tracked to ensure compliance with testing requirements. Testers will provide test tags to indicate the year they were tested.
7. Testing contractors will be capable of field service, replacement, or repair for any BPA in the CITY system. Testing and repair work will be completed following ASSE or TREEO guidelines.
8. Inspections/Testing will include, at a minimum:
 - a. Testing of all BPA's to determine whether it is in service and in satisfactory condition
 - b. Identify any condition that could potentially compromise the performance of any components of the BPA
 - c. Identify if the BPA is installed properly, note the general condition, and accessibility.
 - d. Take a photo of every BPA after testing with date and time stamp.
 - e. Obtain GPS location of every BPA and install completed test tag.
9. Provide spot checks for device testers. HydroCorp will visually inspect tested assemblies for the presence of the current test tag and for verification of field data gathered by a certified tester.
10. Assist with preparing an initial mailing, by the City, to all customers to advise/educate them on the new CCC testing program.
11. Provide progress review meetings with the Utility's designated representative to discuss the program status and specific recommendations as requested.
12. The cost below includes all "time and travel" expenses for the entire project.
13. HydroCorp will provide a staff member to provide the CITY training and coordination at the time of project start-up. This staff member will be the program manager and remain available throughout this project to maintain effective communication between the CITY staff and HydroCorp. HydroCorp will ensure that the hired testing contractor is ASSE or TREEO certified for day-to-day on-site needs, quality control, communications, and compliance assistance and to provide overall effective communications between CITY staff, HydroCorp, and customers.
14. HydroCorp will provide a staff member to coordinate all activities with contractors for testing, repair, replacements, and new installations. Hydro staff will remain available to CITY for Zoom or On-Site meetings as requested.
15. Provide Quality Control services for subcontractors to ensure proper workmanship and competitive pricing to customers.
16. Provide an annual report summarizing all data generated throughout the year. The FDEP Annual Report will be completed and ready for submission, along with all backup data. Test reports for

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Summary of proposed Scope of Work and Cost (continued)

the year will be available to download for long-term storage and ease of data management and retrieval.

17. All services will be coordinated through our proprietary software, HydroSoft. HydroSoft is a web-based software that enables inspectors and testers to automatically synchronize data generated in the field via the World Wide Web. Synchronization is achieved wirelessly from the field via the Web. HydroCorp will provide inspectors and/or testers with online queues for uploading and downloading data files. All data gathering and transference will be paperless. HydroSoft can generate customized reports based on any available data set. There are no fees for uploading test data or any other information from the field staff.
18. Accurate records will be kept for each location. Records will include, service date, BPA data including: size, make, model, serial #, and condition. All test results will be available on-line at any time and will be summarized on the provided CITY Dashboard within HydroSoft I/O.
19. Meter numbers will be provided within HydroSoft database when easily verified in the field or provided by the CITY.
20. A visual inspection will be conducted at the time of initial testing. Tester Field Notes will be provided for any deficiencies identified. Notes are available within each test form for each test completed. Note: All additional items contained within the RFP Scope of Services section Initial Visual Inspection are acknowledged and acceptable except for using the BSI Online system.
21. These services will be provided in accordance with all applicable Rules and Standards of the FDEP, NFPA, Florida Building Code or latest edition standards, Federal, State and Local laws, rules, regulations, permits, codes, ordinances, and State Statutes which govern these services.
22. All services will be provided during normal working hours Monday – Friday. Emergency services will be provided as necessary within a two-hour window. Requested services that are non-emergency will be provided asap but not to exceed 48 hours.
23. All field personnel will wear the City provided identification when working.

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1.2. Cost Breakdown

Project Name: Cross-Connection Control Program Services
Client Contact: _____ **Project Code:** BPW2336MM
Proposal Date: April 5, 2023 **Valid Through:** June 30, 2023
Prepared By: Larry LaBute

Invoice method: HydroCorp will invoice the CITY monthly for the device testing services completed during the preceding month. The invoice will include an electronic listing of addresses that have had their assembly(s) tested. The invoice will equal the number of assemblies tested multiplied by the agreed-upon testing charge.

Cost Breakdown

Project Items	Cost
Annual Fee for Device Test Management:	\$495.00
External Site Inspection Fee:	\$25.00 per Inspection (if requested)
Fire System Backflow Prevention Assembly Testing Fee	\$150.00 each
Backflow Prevention Assembly Testing Fee (Domestic & Fire line By-Pass)	\$70.00 each
Totals: (24) Fire BPA @ \$150/test	\$3,600.00
(132) Domestic BPA @ \$70/test	\$9240.00
Total Annual Testing Fee (based upon Exhibit A)	<u>\$ 12,840.00</u>
Ongoing availability to advise on Cross-Connection Control	No Charge

Project scheduling/acceptance will commence upon receipt of a Purchase Order to:

HydroCorp – Main Office
 5700 Crooks Road/Suite 100
 Troy, MI 48098 Federal Tax I.D. #38-2810008
 Florida Office: 10 S. Harbor City Blvd. Melbourne, FL 32901

Submitted by: Larry LaBute | 248-981-6981 | llabute@hydrocorpinc.com

X _____
 HydroCorp Representative (Signature) Date

Accepted by:

X _____
 Representative (Signature) Date

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2. QUALIFICATIONS

2.1. HydroCorp, The Safe Water Authority

"We keep drinking water safe. We make people aware of the inherent risks and associated compliance issues related to drinking water and other distribution systems. Our goal is cost effective compliance."

It's who we are. It's what we do. The inspiration guides HydroCorp's activities day after day and year after year. We are proud to consider ourselves a company grounded in high principles, sound business practices, absolute integrity, and unparalleled expertise. We realize that these are the essential factors in successfully attaining our mission, consistently fulfilling our commitments to our clients, and advancing the well-being of the public.

- Founded in 1983 and incorporated in 1988. The firm has grown from two employees to over 80 full-time associates in multiple states.
- HydroCorp provides Cross-Connection Control Program Management Services to over 400 communities in several states, including Michigan, Wisconsin, Delaware, Maryland, Virginia, Florida, California, and Minnesota. We still have our first customer!
- HydroCorp Conducts over 80,000 on-site Cross-Connection Control Inspections **annually**.
- Our highly trained staff works efficiently to achieve maximum productivity and keep program costs affordable. We have a detailed **system** and **process** that field inspectors follow to meet productivity and quality assurance goals.
- Our municipal inspection team has attended training classes and received certification from the following recognized Cross-Connection Control Programs:
 - USC -Foundation for Cross Connection Control and Hydraulic Research,
 - ASSE- American Society for Sanitary Engineering
 - ABPA - American Backflow Prevention Association
- Our trained administrative staff and call center have attended basic cross-connection control training classes and can answer most technical calls related to the program.
- HydroCorp staff and company are active members in many water industry associations, including: AWWA, NRWA, APWA, ABPA, ASSE, FRWA, IAPMO, NRWA, USCCFCCC
- HydroCorp is not a Plumbing Company and does not utilize existing staff to provide plumbing services.

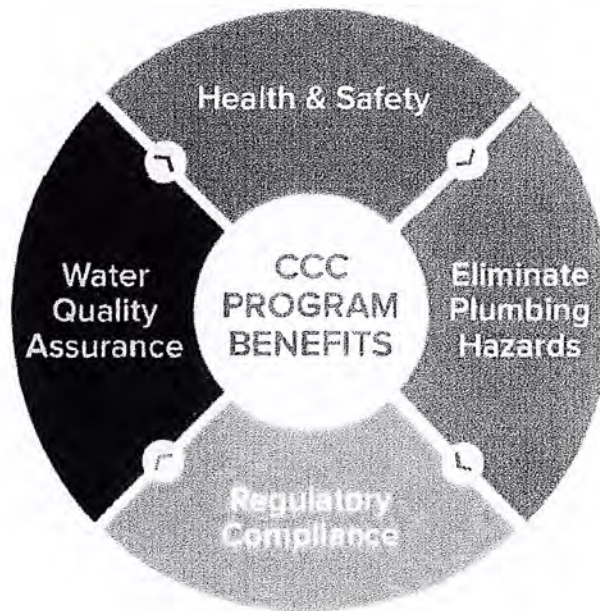
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2.2. Industry Leadership

With over 400 municipal clients and for over 40 years, HydroCorp has succeeded in improving health and safety, reducing risk, cutting operational costs, and increasing efficiency for its clients, earning their trust and allegiance. HydroCorp has a 98 percent retention rate among its municipal clients and a virtually unmatched level of customer satisfaction. HydroCorp is fully committed to the principles and practices that made it a success: Expertise, commitment, knowledge, and service.



2.3. References

- a. **City of Lake City**, Mike Osborn – Utility Superintendent
386.466.3352 osbornm@lcfla.com
- b. **City of Titusville**, Doug Larkins – Program Coordinator
321.567.3887 doug.larkins@titusville.com
- c. **City of West Melbourne**, Mark Piccirillo – Public Works Director
321.727.3710 mpiccirillo@westmelbourne.org
- d. **City of Cooper City**, Mike Stanton – DPW Supervisor
954.434.5519 mstanton@coopercityfl.org

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3. STAFF BIOS

Corporate Officers



Mark L. Martin, CEO and President. Mr. Martin joined HydroCorp in early 2007 and is a seasoned business executive experienced in working with growing small and mid-size companies across a broad range of industries. Mark received a B.S. in Accounting from Michigan State University in 1980 and is also a 10-year board member of Haiti Outreach Mission.

Connect with Mark on LinkedIn: www.linkedin.com/in/mark-l-martin-b5632b76/



Larry J. La Bute, Chief Commercial Officer, Founder, and Senior Sales Development. Mr. La Bute founded the company in 1983 to improve the safety of drinking water systems. He graduated from Oakland University with a B.S. in Management and received his Master's degree from S.S. Cyril & Methodius Seminary. Prior to founding HydroCorp, Mr. LaBute successfully founded and ran a water treatment equipment manufacturing company for 12 years.

Connect with Larry on LinkedIn: www.linkedin.com/in/larryjlabute/



Glenn Adamus, COO. A member of the HydroCorp team for the past fourteen years, Glenn has managed various water quality analysis projects related to process water and potable water systems on HydroCorp's behalf, including Stage 2 DBPR, Lead and Copper Rule, water distribution system/quality characterization studies, water main/system disinfections, legionella risk assessment and monitoring, and industry compliance monitoring. He has also performed and managed numerous cross connection control surveys/consulting projects for large industry and public water systems throughout the United States.

Connect with Glenn on LinkedIn: www.linkedin.com/in/glenn-adamus-678791a/



Paul Patterson, Senior Vice President of Sales. Mr. Patterson has been with HydroCorp since 2004. In that time, he has assisted numerous water utilities in Delaware, Florida, Maryland, Michigan, and Virginia with their Cross Connection Control programs. Paul has also conducted training in Backflow Prevention and Cross Connection Control for the Michigan Department of Environment, Great Lakes, and Energy, Michigan Rural Water Association and Delaware Rural Water Association. Prior to joining HydroCorp, Mr. Patterson was a member of the United States Air Force where he assisted in the implementation of a Cross Connection Control Program at Nellis Air Force Base, NV and

was involved in numerous construction projects worldwide. Mr. Patterson has over 25 years' experience in plumbing, water distribution, cross connection control and backflow prevention.

Connect with Paul on LinkedIn: www.linkedin.com/in/paul-patterson/

HydroCorp Headquarters

5700 Crooks Rd Suite 100 Troy, MI 48098 844.793.7646 www.hydrocorpinc.com



Staff Bios (continued)



Dave Cardinal, Vice President of Operations. Dave is a seasoned operations professional with over twenty-eight years of experience in the water industry. He has a successful record of accomplishments in the cross-connection control industry. He is experienced in program development, project management, developing and conducting employee education and training programs, developing and instructing State certified education and training classes, quality assurance, customer service, and client satisfaction.

As Vice President of HydroCorp, Dave oversees business practices, field operation procedures, and administrative functions related to cross-connection control program management and meter installation projects. He works closely with the executive team to develop and execute the company's strategic plan and is responsible for driving operational excellence throughout the organization.

He has assisted with developing State certified training programs in Michigan and Wisconsin and has trained members of the Michigan Department of Environment Great Lakes and Energy, Michigan Department of Health, Wisconsin Department of Natural Resources, municipal employees, plumbers, and miscellaneous contractor employees. He has been a guest speaker at many conferences and training seminars.

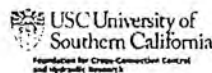
Connect with Dave on LinkedIn: www.linkedin.com/in/dcardinal/



Ryan Hensley, Administrative Account Manager – Municipal Division. As an Administrative Account Manager, Ryan is responsible for providing administrative support to field surveyors, regional managers, and division directors with all components associated with managing a comprehensive cross-connection control program and providing the highest level of customer service to our municipal clients. Ryan has been a member of the HydroCorp team for over 18 years and is an ASSE 5150 certified Backflow Prevention Program Administrator.

Program Administrators/Field Inspectors/Surveyors/Technicians

HydroCorp invests continuously in educational training and development of its team members. All the HydroCorp Field Inspectors assigned to this project are certified in Cross-Connection Control Surveying and Backflow Prevention Program Management through one of the following programs:



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4. SECURE DATA AND WATER CUSTOMER CARE PROCESS

4.1. Program Data:

The most critical element of a Cross-Connection Control Program is data integrity. Without accurate data, the Cross-Connection Control program will experience customer service, administrative, and reporting issues, which could lead to field survey inefficiencies. HydroCorp will coordinate with the CITY to obtain accurate account listing and address information.

Specialized Software:



HydroCorp utilizes HydroSoft® (proprietary software) to manage Cross-Connection Control Program data. All program data captured shall remain the property of CITY. The CITY can access program data, information, and reports online via a web browser. All our Client Data is secured on our Application Server behind a Hardware and Software Firewall.

Standard reports include the following:

- Testable assembly inventories, tests completed, overdue, and compliance status.
- Custom queries, data exports, and reports as needed.

Information Technology Infrastructure:

HydroCorp has a dedicated department responsible for Information Technology (I/T) infrastructure for internal (staff) needs as well as external (client) communication and reporting needs. We also have a dedicated staff member responsible for new client start-up and database implementation to ensure we have the most accurate information possible at any given time.

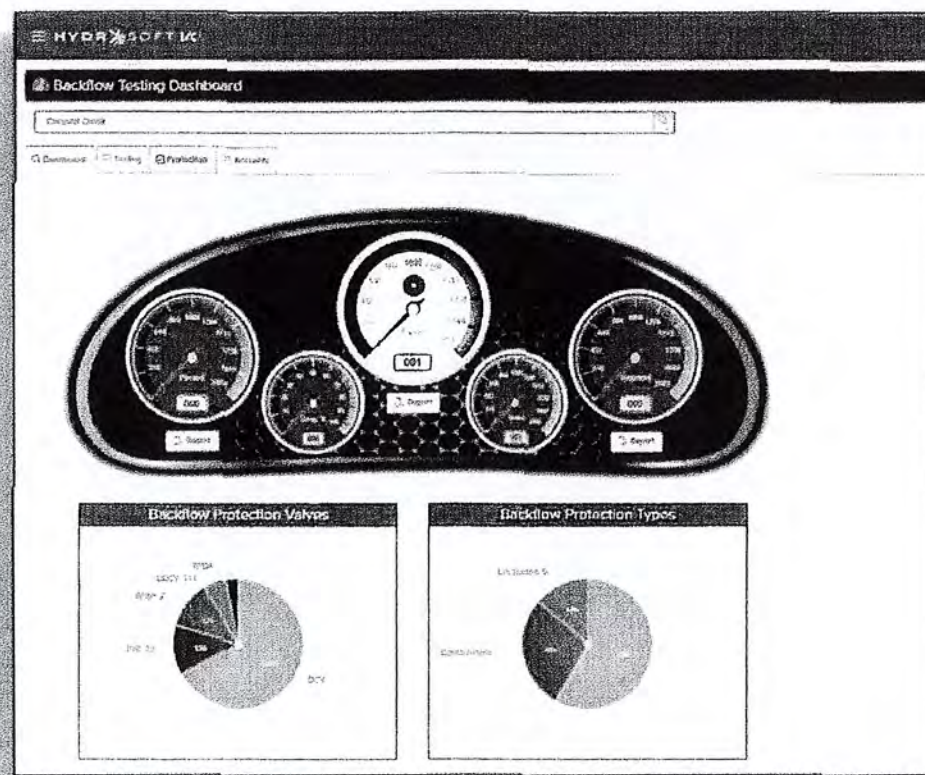
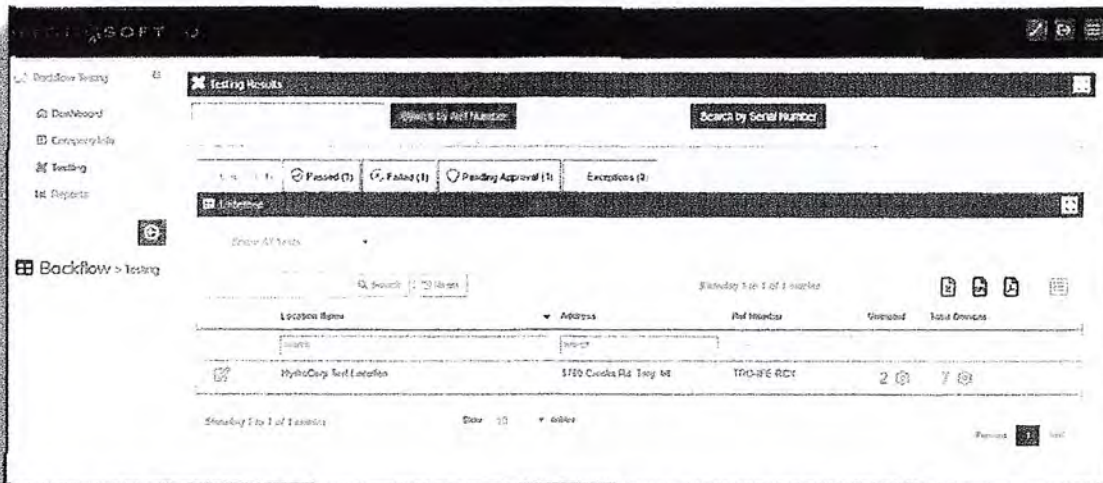
We have continually invested in hardware infrastructure (Network Servers, Client Workstations, Firewalls, and Tablet PCs for Field Inspectors) and software to leverage technology in the workplace and improve customer service and lower costs to our clients. HydroCorp has a contracted service agreement with a local I/T Company that performs monthly routine system maintenance and monitors our infrastructure/servers for optimum performance and reliability.

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5700 Crooks Rd Suite 100 Troy, MI 48098 844.793.7646 www.hydrocorpinc.com



4.2. Live Program Data Access for Designated Water Purveyor Staff

Main Dashboard Example



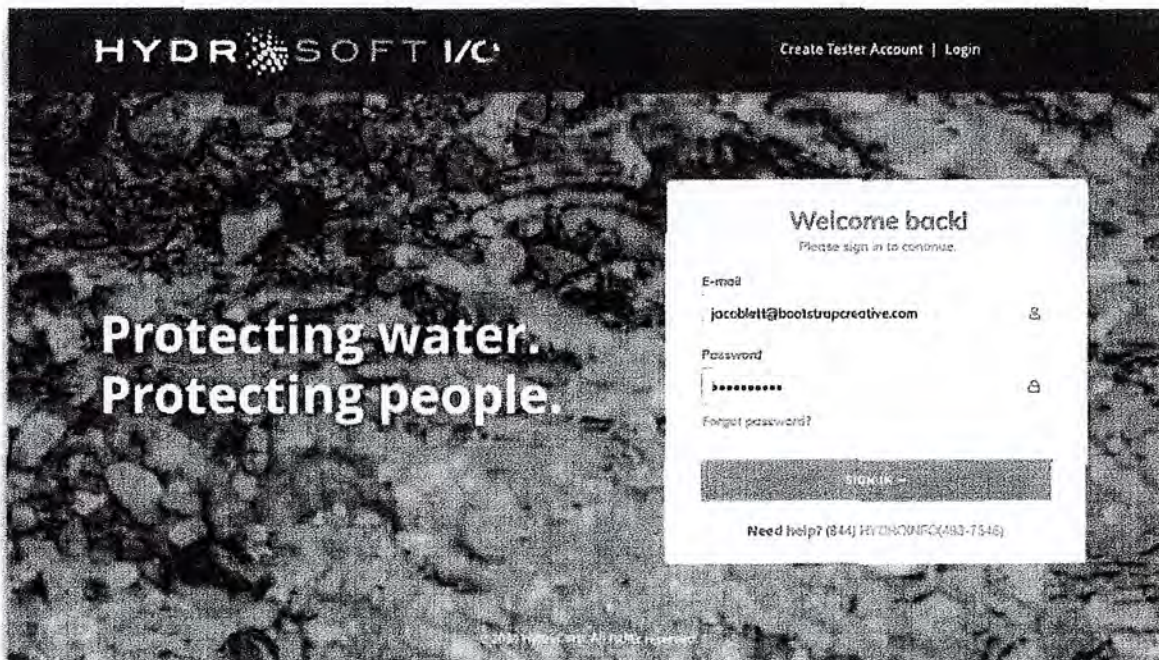
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5700 Crooks Rd Suite 100 Troy, MI 48098 844.793.7646 www.hydrocorpinc.com



4.3. Annual Backflow Prevention Assembly Testing Record Tracking

- HydroCorp monitors backflow prevention assembly tester credentials and qualifications to ensure that only qualified and state-certified contractors are conducting the work.
- HydroCorp monitors backflow prevention assembly test results. Test results that do not contain all required information are marked as "failed" and a phone call is made to the tester seeking the correct information.
- HydroCorp continually monitors program database information and reviews this with the CITY contact to improve compliance results and customer service. Most of our Florida clients have achieved 100% compliance with FDEP regulations.

Example Screen for Online Backflow Preventer Test Record Submission:



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5700 Crooks Rd Suite 100 Troy, MI 48098 844.793.7646 www.hydrocorpinc.com



4.4. Customer Service / Public Awareness Toolkit

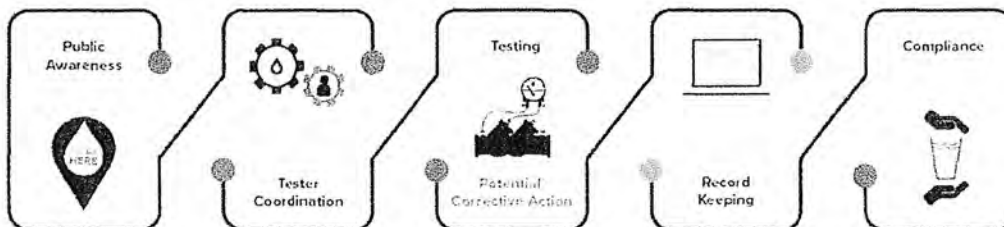
HydroCorp has an extensive customer service call center to answer incoming telephone calls from water users. The call center is staffed from 8:00 AM – 5:00 PM MON-FRI. Most program calls and questions can be answered by one of our representatives. Our field staff also carry tablets and smartphones to respond promptly to customer-related issues.

Preventing backflow contamination and ensuring the functionality of backflow prevention assemblies is a team effort between building owners and the water purveyor. Informing local water customers and building owners affected by the Cross-Connection Control (CCC) program is essential for program success and compliance.

The intended audience of these resources is the end user, Water Customer, Occupant, and/or Owner.

Public Awareness Toolkit includes:

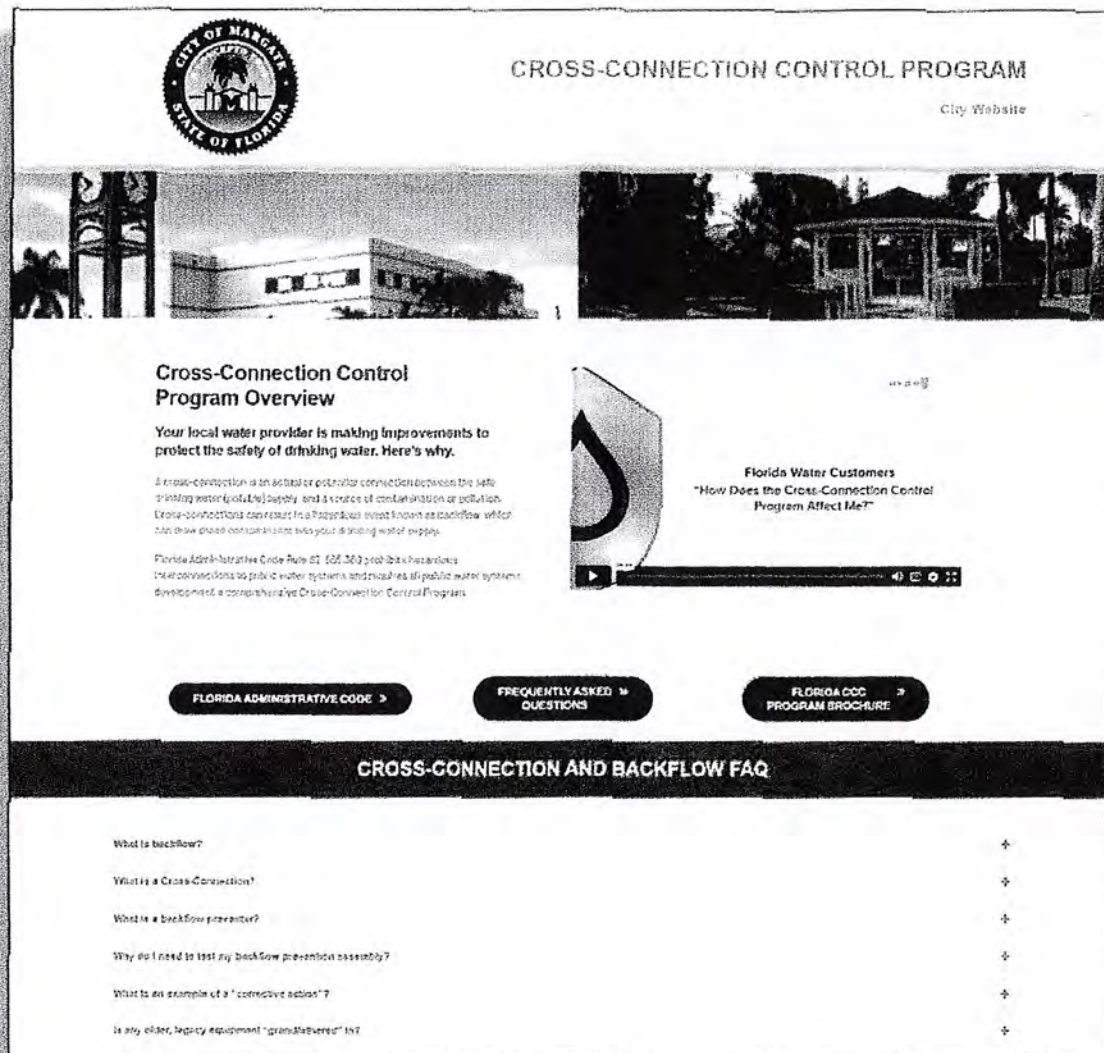
1. Common Definitions and Code references.
2. Sample CCC Program Announcement Letter (applies only to new program clients).
3. Online video explaining the Cross-Connection Control Program.
4. Digital Tri-Fold Educational Brochure (printed versions available for a fee).
5. Pre-written Social Media posts/links.
6. Technical images for use on Utility/City websites and Social Media posts.
7. Web Page hosted by HydroCorp.



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5700 Crooks Rd Suite 100 Troy, MI 48098 844.793.7646 www.hydrocorpinc.com



Example custom public awareness website included in the scope of work:



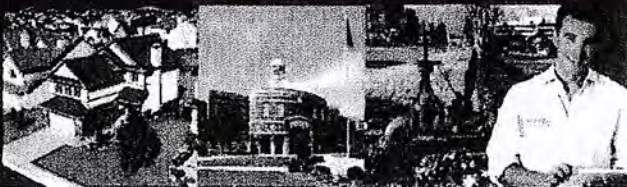
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APPENDIX B – PROGRAM WORKFLOW

MUNICIPAL SERVICES

DRAMATICALLY REDUCE THE COST – AND HASSLE – OF BACKFLOW PREVENTION



Cross-connection control programs are a necessary – yet unfunded – burden, mandated by the state to protect drinking water from outside contamination. For utilities that outsource their backflow prevention program, the functional burden is reduced. But the financial burden remains.

Until now, HydroCorp – The Safe Water Authority™ – brings Florida utilities an optimized backflow prevention program management system that is quick, convenient, and complete. It practically eliminates costs to the utility. It ensures compliance with testing requirements. It minimizes costs to the consumer. And it removes the hassle, for both the customer and the utility.

A HYDROCORP PROGRAM DELIVERS:

- Increased Staff Efficiencies
- Reduced Cost to Water Utility
- Reduced Testing Cost to Water User
- Assured Regulatory Compliance
- On-Demand Program Tracking and Reporting
- No Software or Hardware to Purchase
- On-Line Software for Utility Personnel to Use for Field Inspections, New Customer Data Entry, and Customer Updates
- Reduced Risk of Backflow Incident
- Professional Program Management and Oversight
- Consistent Program and Testing Costs
- Convenient Billing for Water User

EASY, EFFICIENT, AND CUSTOMIZED.

More than 30 years of cross-connection control expertise means we know the needs of utilities – of all shapes and sizes – and we tailor our services to match those needs precisely. Including options for fee payment:

- Fee added to the monthly water bill
- One-time charge on the water bill
- Separate bill to the consumer, monthly or yearly

HYDROCORP
THE SAFE WATER AUTHORITY™

HOW IT WORKS:

- Utility provides HydroCorp with customer account information
- HydroCorp transfers Utility database information into HydroSoft™ web-based software
- HydroCorp obtains bids from local contractors for testing of backflow prevention assemblies
- HydroCorp provides ASSE® and TREEO certified staff for program management oversight, and coordination of all activities for testing, repair, replacement and new installations of assemblies, ensuring consistent procedures and proper licensing and insurance
- HydroCorp provides a general informational mailer along with web site public education resources
- HydroCorp provides annual report summarizing all data and program compliance information
- Utility passes along agreed-upon program fees to water consumers on utility bill



HydroCorp Headquarters
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EXHIBIT "B"

***Quantities shown below are specific for the City of Mount Dora**

Project Items	Cost
Annual Fee for Device Test Management:	\$ 495.00
External Site Inspection Fee:	\$ 25.00
Fire System Backflow Prevention Assembly Testing Fee:	\$ 150.00
Backflow Prevention Assembly Testing Fee (Domestic & Fire line By-Pass):	\$ 70.00
Totals: (670) External Site Inspection Fee	\$ 16,750
(221) Fire BPA	\$ 33,150
(1,890) Domestic & Fire BPA By-Pass	\$ 132,300
Total Annual Testing Fee	\$ 182,200
Ongoing availability to advise on Cross connection	No Charge



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Council Consideration of Proposed One-Way Street Realignment

Introduction:

This is a request for Council to consider the proposed realignment of certain City streets to become streets allowing only one-way traffic.

Discussion:

This item is a follow-up to the City Council Parking Workshop held on September 8, 2025, and parking briefings with engineers to discuss transitioning to one-way traffic at the following areas:

- One block on Alexander Street (Attachment #1)
- Two blocks on Baker Street (Attachment #2)
- Two blocks on Tremain Street (Attachment #3)

Budget Impact:

The cost for this project is to be determined. It will be funded from GL 117-5555-581.03-10, which has a balance of \$1,300,000.

Strategic Impact:

Goal 7: Develop new infrastructure to support sustainable growth management
Objective 7.3 Provide parking management strategies and increase parking space inventory in the downtown area.

Recommendation:

Council consider the proposed realignment of certain City streets to become streets allowing only one-way traffic.

Attachment(s):

1. Alexander Street
2. Baker Street
3. Tremain Street

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Adam Sumner, Community Development Director

Matthew Dodson, Budget Officer

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

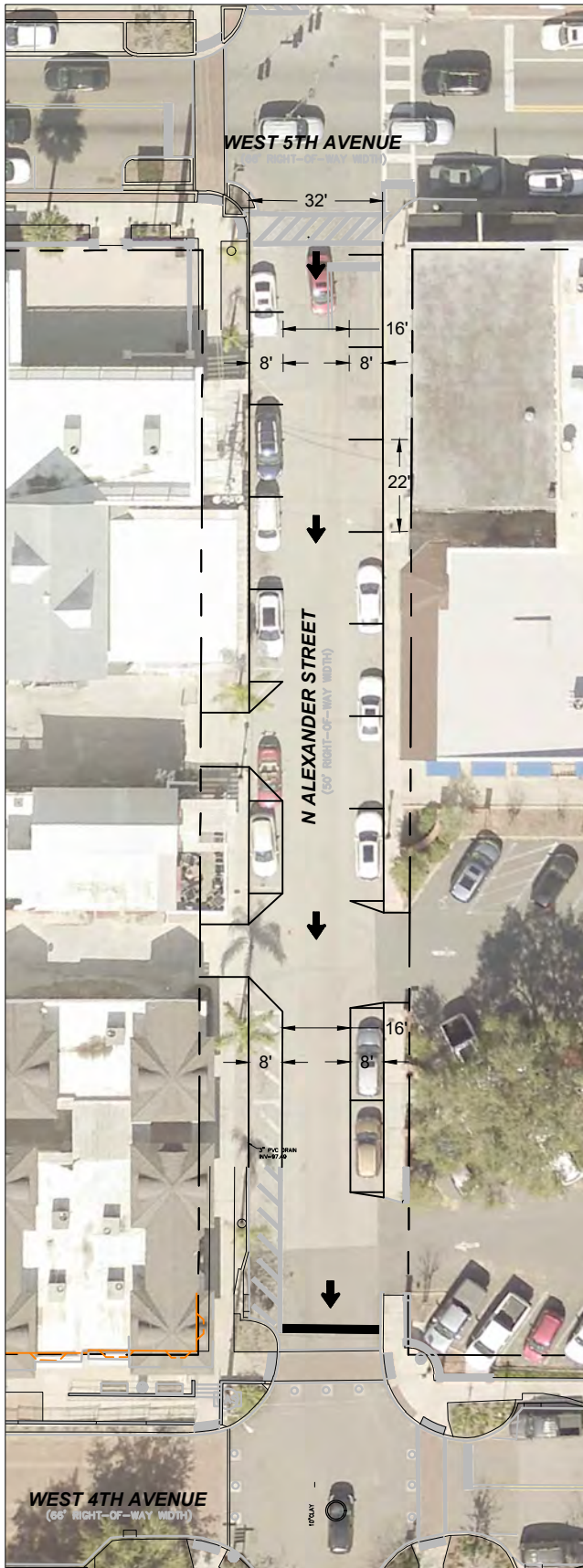
Approved - 10/15/2025

Approved - 10/15/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025



Alexander Street

One Way Street - Southbound
14 Parallel Parking Spaces



Baker Street

One Way Street - Southbound
9 Parallel Parking Spaces



Baker Street

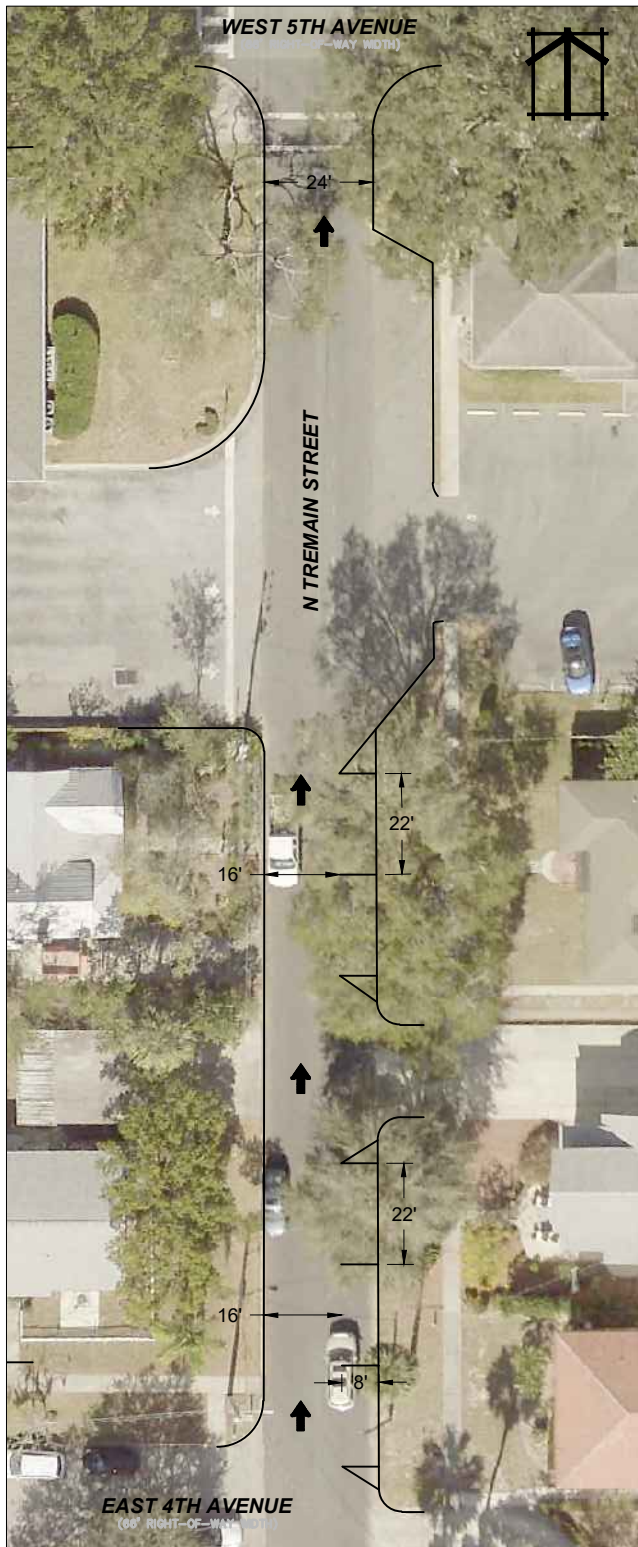
One Way Street - Southbound
11 Parallel Parking Spaces



Designed by:	FNI
Drawn by:	FNI
Date:	4-14-2025
Job No.	M7000.01
Scale:	N.T.S.

Baker Street
Parking Assessment
Mount Dora
Mount Dora, Florida

EXHIBIT
2



Tremain Street

One Way Street - Northbound
5 Parallel Parking Spaces



Tremain Street

One Way Street - Northbound
10 Parallel Parking Spaces



Designed by:	FNI
Drawn by:	FNI
Date:	5-23-2025
Job No.	M7000.01

www.cphcorp.com

October 21, 2025 City Council Regular Session Agenda Packet
Scale: N.T.S.

Tremain Street

Parking Assessment

Mount Dora

Mount Dora, Florida

EXHIBIT
3

Page 51 of 82

© 2025



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-38**, Fireworks Launch from the Fourth Avenue Docks for 2025 Light Up Mount Dora Event

Introduction:

This is a request for City Council to adopt Resolution No. 2025-38, approving fireworks launch from the Fourth Avenue Docks for the November 22, 2025, Light Up Mount Dora Event.

Discussion:

The City of Mount Dora wishes to sponsor and host a fireworks display as part of the 2025 Light Up Mount Dora Event held throughout downtown and lakefront areas of Mount Dora. The event is scheduled for November 22, 2025, and requires the closing of the Fourth Avenue Docks in order to launch fireworks. The City has complied with all requirements and procedures for the fireworks display related to this event.

Section 50.250, City of Mount Dora Code of Ordinances, requires City Council approval of any fireworks launched in the City.

Budget Impact:

\$6,000.00 has been budgeted in GL account #001-1340-572.52-01, Special Events Operating Supplies, for the fireworks display at this event.

Strategic Impact:

Objective 2.3.3 of the City of Mount Dora's Strategic Plan, which calls for support of special events. Special events strongly encourage economic development in the downtown business community. Each attendee has the opportunity to discover downtown businesses while appreciating Mount Dora's beautiful lakefront.

Recommendation:

City Council adopt Resolution No. 2025-38, approving fireworks launch at the Fourth Avenue Docks for the November 22, 2025, Light Up Mount Dora Event.

Attachment(s):

1. Reso No. 2025-38 Light Up Mount Dora Fireworks - CLEAN

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

carsonc carsonc, Special Events Manager

Troy Shonk, Parks & Recreation Director

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Accounting Manager

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/3/2025

Approved - 10/9/2025

Approved - 10/9/2025

Approved - 10/14/2025

Approved - 10/14/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

RESOLUTION NO. 2025-38

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 LIGHT UP MOUNT DORA EVENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora wishes to sponsor and host a fireworks display, as part of the 2025 Light Up Mount Dora event; and

WHEREAS, the City's 2025 Light Up Mount Dora event is scheduled for Saturday, November 22, 2025; and

WHEREAS, the 2025 Light Up Mount Dora event requires the closing of the 4th Avenue Docks in order to launch fireworks beginning at 7:00 p.m.; and

WHEREAS, in accordance with Section 22-48 of the City of Mount Dora Code of Ordinances, the Fire Chief has approved the time, place and manner of the 2025 Light Up Mount Dora fireworks display; and

WHEREAS, Section 22-48 of the Code of Ordinances requires City Council approval for fireworks displays to be conducted in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Authorization for Fireworks Display and Dock Closure. The City hereby authorizes the 2025 Light Up Mount Dora fireworks display and closure of the 4th Avenue Docks in order for the fireworks to be safely launched.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the fireworks display and closure of the 4th Avenue Docks, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature which do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of October, 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand
City Clerk

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Patrick Brackins, City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-39**, Fireworks Launch and Dock Closure on December 31, 2025, New Year's Eve Event

Introduction:

This is a request for City Council to adopt Resolution No. 2025-39, approving the launch of a fireworks display and dock closure at the New Year's Eve Event taking place in Sunset Park on December 31, 2025.

Discussion:

The City of Mount Dora wishes to sponsor and host a fireworks display as part of the 2025 New Year's Eve Event. The event is scheduled for December 31, 2025, and requires the closing of the Fourth Avenue Docks in order to launch fireworks. The City has complied with all requirements and procedures for the fireworks display related to this event.

Section 50.250, City of Mount Dora Code of Ordinances, requires City Council approval of any fireworks launched in the City.

Budget Impact:

\$7,000.00 has been budgeted in GL account #001-1340-572.52-01, Special Events Operating Supplies, for the fireworks display at this event.

Strategic Impact:

Objective 2.3.3 of the City of Mount Dora's Strategic Plan, which calls for support of special events. Special events strongly encourage economic development in the downtown business community. Each attendee has the opportunity to discover downtown businesses while appreciating Mount Dora's beautiful lakefront.

Recommendation:

City Council adopt Resolution No. 2025-39, approving the launch of a fireworks display and dock closure at the New Year's Eve Event taking place in Sunset Park on December 31, 2025.

Attachment(s):

1. Resolution 2025-39.Approval for New Year's Eve Block Party Fireworks - CLEAN

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

carsonc carsonc, Special Events Manager

Troy Shonk, Parks & Recreation Director

Whitney Donovan, Purchasing Coordinator

Matthew Dodson, Budget Officer

Jennifer Gates, Accounting Manager

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/6/2025

Approved - 10/9/2025

Approved - 10/9/2025

Approved - 10/9/2025

Approved - 10/11/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

RESOLUTION NO. 2025-39

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2025 NEW YEAR'S EVE BLOCK PARTY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORIZATION FOR FIREWORKS DISPLAY AND DOCK CLOSURE; 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.

WHEREAS, the 2025 New Year's Eve Block Party is the eleventh annual and is hosted by the City of Mount Dora; and

WHEREAS, the 2025 New Year's Eve Block Party event is scheduled for Wednesday, December 31, 2025; and

WHEREAS, the annual New Year's Eve Block Party in Mount Dora includes a fireworks display; and

WHEREAS, the 2025 New Year's Eve Block Party requires the closing of the Fourth Avenue dock in order to conduct the fireworks display at 12:00 a.m. on January 1, 2025; and

WHEREAS, in accordance with Section 22-48, City of Mount Dora Code of Ordinances, the Fire Chief has approved the time, place and manner of the 2025 New Year's Eve Block Party fireworks display; and

WHEREAS, Section 22-48 of the Code of Ordinances requires City Council approval for fireworks displays to be conducted in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Authorization for Fireworks Display and Dock Closure. The City Council hereby authorizes the 2025 New Year's Eve Block Party fireworks display and the closure of the Fourth Avenue Dock in order for the fireworks to be launched safely.

SECTION 3. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the fireworks display and closure of the Fourth Avenue Dock, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of October, 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora only.
Approved as to form and legality.

Patrick Brackins, City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-40**, City's General Employee Pay Grade Classification Plan Assigned as an Administrative Function

Introduction:

This is a request for Council to adopt Resolution No. 2025-40, City's General Employee Pay Grade Classification Plan Administrative Function.

Discussion:

City Council previously approved and amended the General Employee Pay Grade Classification Plan under Resolution No. 2023-51 and Resolution No. 2023-67. Those actions established and adjusted minimum, midpoint, and maximum ranges and authorized implementation. Since that time, best practice has been to delegate ongoing pay grade plan updates to the City Manager to ensure timely, data-driven administration, consistent with the City Charter's designation of such matters as an operational function.

Resolution No. 2025-40 memorializes Council's intent that the City Manager update the General Employee Pay Grade Classification Plan on an as-needed basis and implement such updates administratively. The City Manager may delegate implementation to appropriate staff. The proposed resolution does not modify any collective bargaining provisions; it clarifies administrative responsibility going forward.

Budget Impact:

None with adoption of the resolution itself. Any future administrative pay grade updates will be implemented within the adopted budget. If adjustments require budget amendments, those will be brought to Council in the normal budget process.

Strategic Impact:

Supports organizational effectiveness by aligning compensation administration with professional management practices; enhances recruitment and retention through more timely updates consistent with market conditions.

Strategic Initiative 5: Invest in Fiscal and Human Resources

Objective 14.3 Create a comprehensive training and professional development program to build skills and foster career advancement within the City workforce.

- *Re-assign the employee pay-grade structure as a City Administration function.*

Recommendation:

City Council adopt Resolution No. 2025-40, General Employee Pay Grade Classification Plan assigned as an administrative function.

Attachment(s):

1. Res No 2025-40 Pay Grade Plan

Prepared by: Vince Sandersfeld, City Manager

Reviewed by:

Alan Cline, Director of Human Resources

Matthew Dodson, Budget Officer

Jennifer Gates, Accounting Manager

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/6/2025

Approved - 10/9/2025

Approved - 10/11/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

RESOLUTION NO. 2025-40

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO EMPLOYEE PAY GRADE CLASSIFICATIONS; 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.

WHEREAS, it is necessary for the City of Mount Dora to periodically update its General Employee Pay Grade Classification Plan; and

WHEREAS, included within the classification of General Employees are: nonprofessional and professional employees, and excluded are: Police Employees covered under the City's corresponding collective bargaining agreement, Fire Employees covered the City's corresponding collective bargaining agreement; and Electric Utility non-exempt employees; and

WHEREAS, the City Council most recently increased the minimum, midpoint and maximum pay grade scale for General Employees via Resolutions 2023-51 and 2023-67; and

WHEREAS, City Council desires that the City Manager update the General Employee Pay Grade Classification Plan on as-needed basis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City Council has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. General Employee Pay Grade Classification Plan Update(s). The City Manager is hereby directed to update the General Employee Pay Grade Classification Plan on as-needed basis and implement such updates accordingly.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such action as may be deemed necessary and appropriate to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary, and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City Council pertaining to the

General Employee Pay Grade Classification Plan, as well as all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of October 2025.

James L. Homich, Mayor
City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

**For the use and reliance of the City of
Mount Dora only. Approved as to form
and legality:**

Patrick Brackins, City Attorney



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-41**, Declaring Property Owned by the City, Property ID No. 09-19-27-0001-000-00500 Located at 34934 Thrill Hill Road as Surplus

Introduction:

This is a request for Council to adopt Resolution 2025-41, Declaring Property Owned by the City, Property ID No. 09-19-27-0001-000-00500 Located at 34934 Thrill Hill Road as Surplus.

Discussion:

The subject property was acquired by the City in 2010 for a potential reservoir project (reclaimed water facility). Following due diligence, the reservoir concept was determined to be infeasible, and the City has no present or planned operational needs for the site. Declaring the parcel surplus will allow the City to dispose of the property in accordance with law and return the site to the tax rolls, eliminating ongoing holding costs. Resolution No. 2025-41 declares the parcel “Surplus Property,” authorizes conveyance as further directed by City Council, and delegates implementing administrative actions to the City Manager. Site location is shown on Vicinity Map Attachment #1.

In addition to authorizing disposal, staff recommends Council direct the City Manager to transmit a request letter to the Lake County Manager’s Office for consideration of this parcel within Lake County’s land conservation program, allowing intergovernmental coordination on potential conservation outcomes, if desired by the County.

Budget Impact:

Disposal of surplus real property is expected to generate one-time revenue from sale proceeds. The current appraised value is \$895,000. Returning the parcel to the tax rolls reduces the City’s ongoing carrying costs.

Strategic Impact:

This action supports the City’s Strategic Plan. Objective 13.1: pursue grants/alternative funding; Objective 15.2: improve financial processes and efficiencies. It also aligns with broader goals to manage City assets prudently and reinvest in priority initiatives.

Recommendation:

- 1) City Council Adopt Resolution 2025-41; and
- 2) City Council to authorize the City Manager to submit a request letter/application to the Lake County Manager's office to consider lands for potential conveyance to the Lake County's land conservation program.

Attachment(s):

1. Attachment #1 Thrill Hill Vicinity Map
2. Resolution 2025-41 Thrill Hill surplus designation

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Adam Sumner, Community Development Director

GEORGE MAREK, Public Works Director

Andrew Marsian, Director of Utilities and Plant Operations

Matthew Dodson, Budget Officer

Jennifer Gates, Accounting Manager

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/9/2025

Approved - 10/10/2025

Approved - 10/10/2025

Approved - 10/13/2025

Approved - 10/13/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

VICINITY MAP

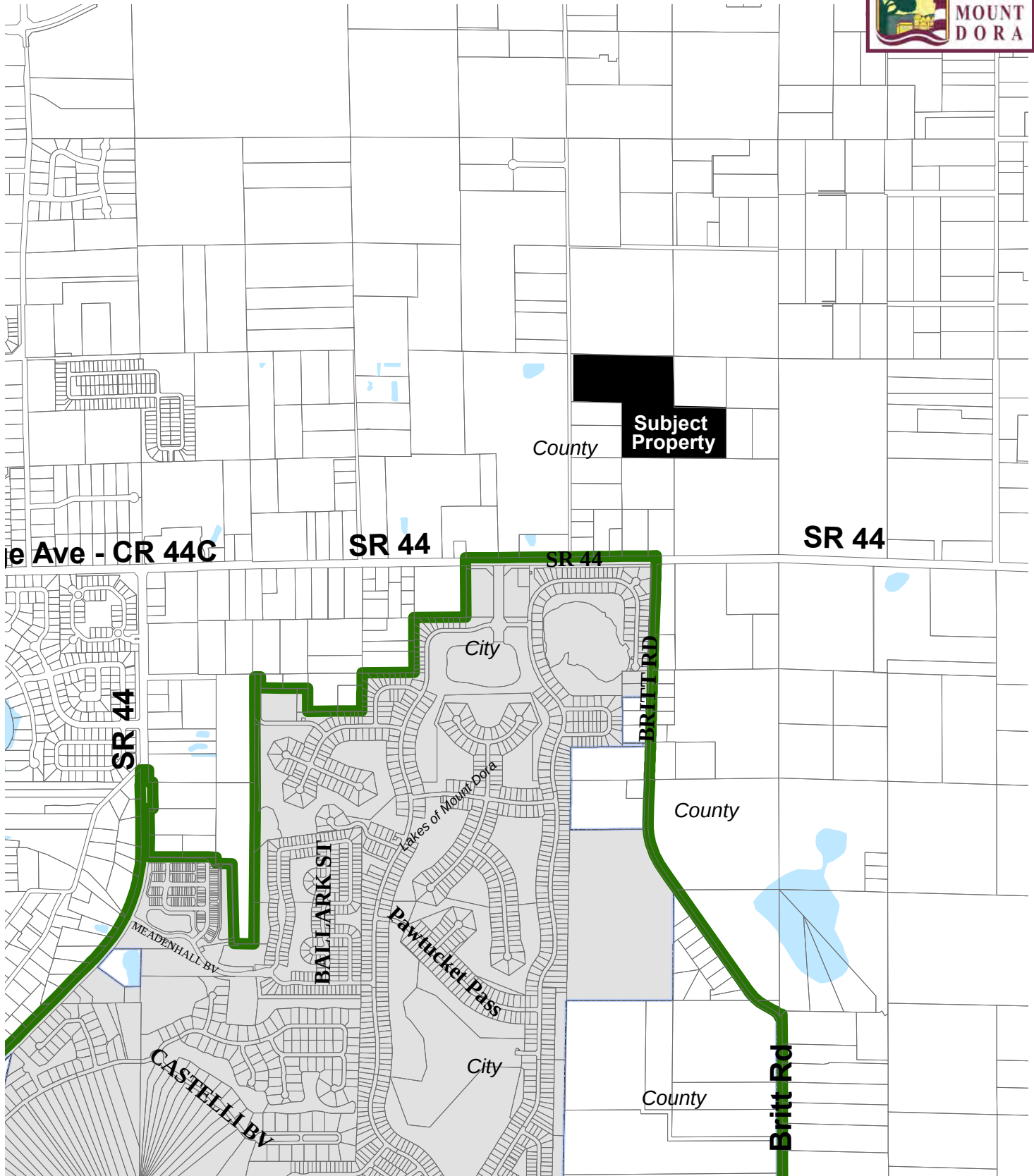
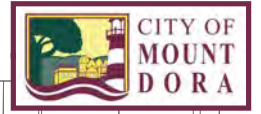
Legend

-  City Limits
-  Subject Property
-  JPA

N



N.T.S.



RESOLUTION NO. 2025-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA DECLARING PROPERTY OWNED BY THE CITY, PROPERTY ID NO. 09-19-27-0001-000-00500 LOCATED AT 34934 THRILL HILL ROAD AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF; 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.

WHEREAS, The City of Mount Dora owns real property assigned Parcel Id No. 09-19-27-0001-000-00500 by the Lake County Property Appraiser, which is located at 34934 Thrill Hill Road (the "Property"); and

WHEREAS, the City Council has determined the Property will not be utilized by the City for a general public purpose, and wishes to declare the Property as surplus; and

WHEREAS, disposal of the City-owned Property will eliminate the costs required for maintenance, relieve the City of liability, and place the Property back on the tax rolls; and

WHEREAS, the City Council of the City of Mount Dora is considering declaring said Property as "Surplus Property" for the purpose of disposal of said Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Declaration of Surplus Real Property. The City Council declares the Property to be "Surplus Property." The Property's legal description and an aerial map is attached hereto as Exhibit "A." Conveyance of the Property is hereby authorized by further direction of City Council and in accordance with applicable law.

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the surplus property declaration and direction as set forth herein, as well as any and all matters

relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of October, 2025.

JAMES L. HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount
Dora only. Approved as to form and legality.

Patrick Brackins, City Attorney

EXHIBIT "A"

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 9, Township 19 South, Range 27 East, Lake County, Florida, LESS AND EXCEPT: The West 100 feet of the North 315 feet of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 19 South, Range 27 East, Lake County, Florida.

AND, an easement for ingress and egress over, upon and across the North 50 feet of the following described property;

The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 19 South, Range 27 East, in Lake County, Florida, together with the right to construct a road over the premises and to maintain the same, and;

The West 100 feet of the North 315 feet of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 19 South, Range 27 East, Lake County, Florida.

AND, an easement for ingress and egress over, upon and across the following described property;

The North 40.00 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 19 South, Range 27 East, Lake County, Florida. LESS the West 20.00 feet for road right of way.

AND, an easement for ingress and egress as provided in that certain Non-Exclusive Easement Agreement dated May 16, 1995, recorded in O.R. Rook 1364, Page 458, Public Records of Lake County, Florida, more particularly described as follows:

Commencing at the Point of Beginning at the Northwest corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 9, Township 19 South, Range 27 East, and going East along the Northerly line of the NE 1/4 of the SW 1/4 of the NE 1/4 50 feet to a Point "C"; Commencing again from the Point of Beginning, go South 25 feet along the Westerly line of the NE 1/4 of the SW 1/4 of the NE 1/4 to a Point "B"; Thence Northeast to Point "C", all being in Section 9, Township 19 South, Range 27 East, in Lake County, Florida

AND

PARCEL 2:

The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 in Section 9, Township 19 South, Range 27 East, Lake County, Florida.

AND, an easement for ingress and egress as provided in that certain Non-Exclusive Easement, dated May 16, 1995, recorded in Official Records Book 1364, page 458, Public Records of Lake County, Florida, described as follows:

Commencing at the point of beginning at the Northwest corner of the NE 1/4 of the SW 1/4 of the NE 1/4 of Section 9, Township 19 South, Range 27 East, and going East along the Northerly line of the NE 1/4 of the SW 1/4 of the NE 1/4 50 feet to a Point "C"; Commencing again from the point of beginning, go South 25 feet along the Westerly line of the NE 1/4 of the SW 1/4 of the NE 1/4 to a Point "B"; thence Northeast to Point "C", all being in Section 9, Township 19 South, Range 27 East, in Lake County, Florida

AND, an easement for ingress and egress over the North 40 feet of the following described property:

North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4, in Section 9, Township 19 South, Range 27 East, Lake County, Florida. LESS the West 20.00 feet for road right of way.

AND

PARCEL 3:

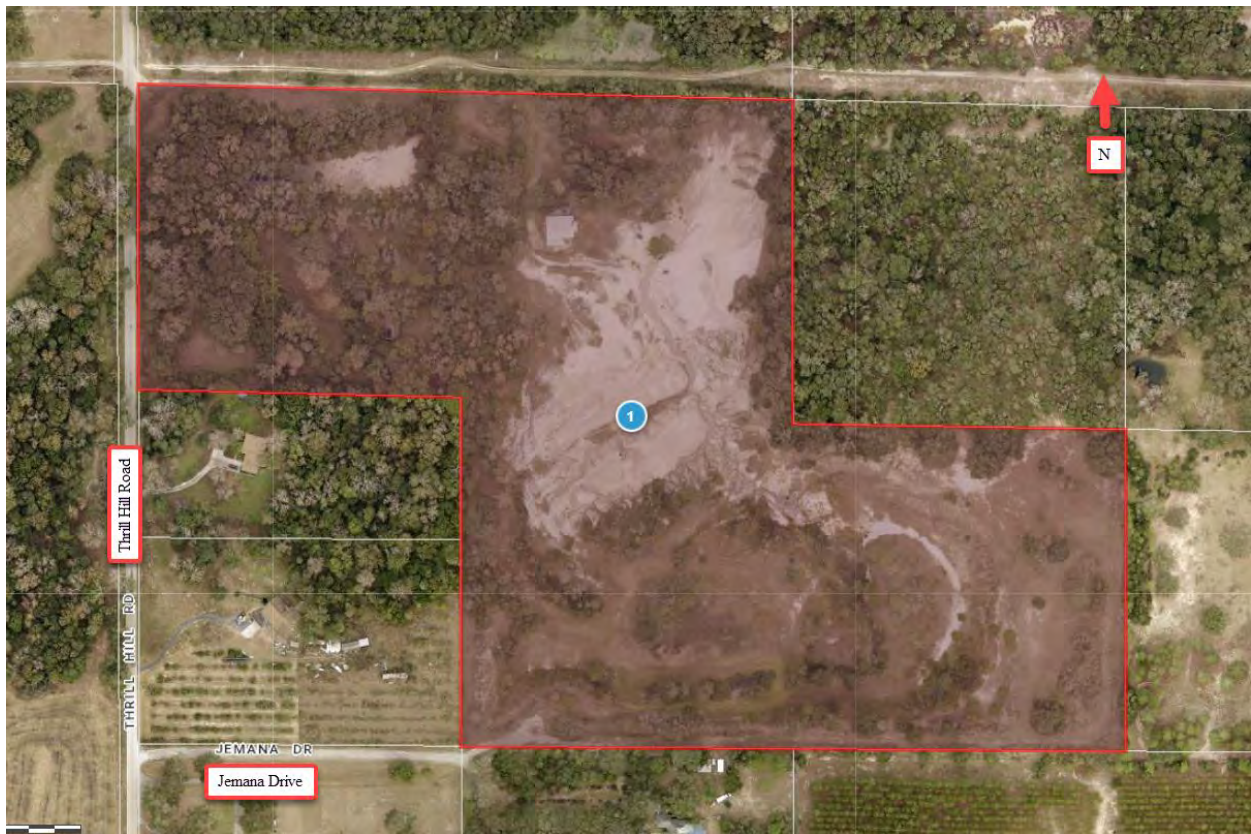
The South 316 feet of the North 583 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 19 South, Range 27 East, Lake County, Florida. LESS the West 20 feet.

AND

PARCEL 4:

The North 267 feet of the West Half of the Northwest Quarter of the Northeast Quarter LESS the West 20 feet thereof; and the West 100 feet of the North 315 feet of the East Half of the Northwest Quarter of the Northeast Quarter, all in Section 9, Township 19 South, Range 27 East, Lake County, Florida.

AERIAL MAP





510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2025-42**, Declaring Certain Real Properties Owned by the City as Surplus and Providing for Disposal

Introduction:

This is a request for Council to adopt Resolution No. 2025-42, Declaring Real Properties Owned by the City as Surplus And Providing for Disposal Thereof.

Discussion:

This resolution pertains to certain real properties owned by the City of Mount Dora within the boundary of the Northeast Community Redevelopment Agency (Northeast CRA). The Northeast CRA Redevelopment Plan calls for the facilitation of affordable housing. These four city-owned parcels will be offered along with six Northeast CRA-owned parcels for the development of affordable housing per the Redevelopment Plan and in accordance with the requirements of Chapter 163 Florida Statutes. The current just value of these parcels, according to the Lake County Property Appraiser, is \$536,761. These parcels total 1.90 acres. It is anticipated that an experienced affordable housing developer would be able to construct 10–15 affordable housing units on these parcels. Under the Residential 2 zoning district, duplexes are allowed and consistent with the adjacent properties. It is anticipated that the proposals would be for a mix of duplexes and single-family homes that will comply with the City zoning code.

Budget Impact:

None at this time.

Strategic Impact:

Affordable housing. Redevelopment, Economic Development.

Recommendation:

City Council adopt Resolution No. 2025-42 Declaring Certain Real Properties Owned by the City as Surplus and Providing for Disposal Thereof.

Attachment(s):

1. Resolution 2025-42 Property Surplus Designation
2. Attachment #1 Mount Dora Northeast CRA Disposal Notice (002)

Prepared by: Adam Sumner, Community Development Director

Reviewed by:

Adam Sumner, Community Development Director

Matthew Dodson, Budget Officer

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 10/10/2025

Approved - 10/13/2025

Approved - 10/15/2025

Approved - 10/15/2025

Final Approval - 10/15/2025

RESOLUTION NO. 2025-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA DECLARING REAL PROPERTIES OWNED BY THE CITY AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF; PROVIDING FOR AUTHORITY TO THE CITY MANAGER FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; AND PROVIDING FOR SCRIVENER'S ERRORS, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, The City of Mount Dora owns the real properties identified herein by Parcel Identification Number as assigned by the Lake County Property Appraiser and general location (collectively, the "Properties"); and

WHEREAS, the City Council has determined the Properties will not be utilized by the City for a general public purpose, and wishes to declare the Property as surplus; and

WHEREAS, disposal of the City-owned Properties will eliminate the costs required for maintenance, relieve the City of liability, and place the Property back on the tax rolls; and

WHEREAS, the City Council of the City of Mount Dora is considering declaring said Property as "Surplus Property" for the purpose of disposal of said Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above recitals are hereby adopted.

SECTION 2. Declaration of Surplus Real Property. The City Council declares the following Properties to be "Surplus Property." The legal description for each of the Properties is attached hereto as Exhibit "A." Conveyance of the Properties is hereby authorized by further direction of City Council and in accordance with applicable law.

- **(Alt Key 1467438) 29-19-27-0050-140-00003, which is located on N. Clayton Street**
- **(Alt Key 1467454) 29-19-27-0050-140-00006, which is located on Gorham Street**
- **(Alt Key 1467462) 29-19-27-0050-140-00008, which is located on E. Lincoln Avenue**
- **(Alt Key 1664110) 29-19-27-0050-101-00000, which is located at 1607 N. Wardell Street**

SECTION 3. Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as may be deemed necessary and appropriate in order to implement the provisions of this Resolution. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City

employees as deemed effectual and prudent.

SECTION 4. Savings Clause. All prior actions of the City of Mount Dora pertaining to the surplus property declaration and direction as set forth herein, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 6. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 7. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of October, 2025.

JAMES HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

Jeanann Hand, City Clerk

For the use and reliance of City of Mount
Dora only. Approved as to form and legality.

Patrick Brackins, City Attorney

Exhibit A – Legal Descriptions

29-19-27-0050-140-00003

The South 43 feet of the North 103 feet of the East 222 ½ feet, Block 140, Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Page 37 through 43, Public Records of Lake County, Florida.

29-19-27-0050-140-00006; 29-19-27-0050-140-00008

The West 99 feet of the East 222.5 feet of the South 150 feet of Block 140, Mount Dora, in Section 29, Township 19 South, Range 27 East, according to the plat thereof recorded in Plat Book 3, Page 37, of the Public Records of Lake County, Florida

AND

The North 62 feet of the South 212 feet of the West 105 feet of the East 222.5 feet of Block 140, Mount Dora in Section 29, Township 19 South, Range 27 East, according to the map of plat thereof recorded in Plat Book 3, Page 37 of the Public Records of Lake County, Florida.

29-19-27-0050-101-00000

MOUNT DORA E 100 FT OF S 85 FT OF BLK 101 – LESS E 25 FT & LESS S 25 FT – PB 3 PGS 37-43 ORB 1555 PG 1150.

ATTACHMENT #1

Legal Notice – Northeast Community Redevelopment Agency

LEGAL NOTICE

NOTICE OF DISPOSAL OF PROPERTY LOCATED IN THE NORTHEAST COMMUNITY REDEVELOPMENT AREA BY THE NORTHEAST COMMUNITY REDEVELOPMENT AGENCY

The City of Mount Dora (City) hereby gives notice pursuant to Section 163.380(3)(a), *Florida Statutes*, as owner of the named real properties listed by folio numbers and legal descriptions at the bottom of this notice, of its intent to dispose of said properties and to invite proposals from qualified developers for the redevelopment of said properties. The City and the Northeast Community Redevelopment Agency (Northeast CRA) envision construction of affordable housing at the properties.

Pursuant to Section 163.380(3)(a), *Florida Statutes*, prior to disposition of any real property in a community redevelopment area, the City or Northeast CRA shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or thereto. The City or Northeast CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The City or Northeast CRA may negotiate with any persons for proposals for the conveyance of any real property acquired by it in the community redevelopment area. The City or Northeast CRA may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, *Florida Statutes*.

Section 163.380(2), *Florida Statutes*, requires that such real property be conveyed at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as the City or Northeast CRA may prescribe. In determining the value of real property is in the public interest and that the proposed use is in compliance with the community redevelopment plan, the City or Northeast CRA will take into account and give consideration to:

1. The long-term benefits to be achieved by the City based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; and
2. The appraised value; and
3. The uses provided for in the community redevelopment plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property.

In the event the real property is conveyed for less than the fair value, such disposition requires the approval of the governing body of City which approval may only be given following a duly noticed public hearing. Further the City or Northeast CRA may provide in any instrument of conveyance to a private grantee that such grantee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the City or Northeast CRA until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The City or Northeast CRA may require other covenants as part of the conveyance process.

Any party interested in submitting a proposal for redevelopment of the properties listed below is hereby notified that sealed proposals to acquire said property must be received on or before 4:00p.m. on December 12th, 2025, by the City/ Northeast CRA, Mount Dora City Hall, 510 N. Baker Street, Mount Dora, Florida, 32757. Proposals received after that date will not be considered. Any such offer must include a description of the proposed development that would be built on the properties, and documentation of the legal ability of the proposer, and availability of funding, to complete the development. Conditions of acceptance of any such proposals may include a right of repurchase of the properties at the conveyance value. The City or CRA may further negotiate terms and conditions of the purchase of the properties. The City or CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, *Florida Statutes*.

Further information as may be available regarding the foregoing may be reviewed at the Purchasing Division, located

ATTACHMENT #1

at 510 N. Baker Street, Mount Dora, Florida, 32757 or by e-mailing Whitney Donovan, Purchasing Coordinator, at donovanw@ci.mount-dora.fl.us.

The City/CRA is the owner of and intends to dispose of an interest through the sale of eight (8) contiguous parcels, that may be disposed of together or separately, identified in the Records of Lake County as:

Parcels Planned for Affordable Housing Development				
AltKey	Parcel Number	Owner Name	Property Address	Acres
1467144	291927005013300000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	N CLAYTON ST	0.15
1467403	291927005014000000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	1316 GORHAM AVE	0.13
1467420	291927005014000000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	N CLAYTON ST	0.31
1467438	291927005014000000	CITY OF MOUNT DORA	N CLAYTON ST	0.23
1467446	291927005014000000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	GORHAM ST	0.13
1467454	291927005014000000	CITY OF MOUNT DORA	GORHAM ST	0.16
1467462	291927005014000000	CITY OF MOUNT DORA	E LINCOLN AVE	0.34
3801287	291927005013300000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	N CLAYTON ST	0.46
				Total
				1.90

Additionally, the City/CRA is the owner of and intends to dispose of an interest through the sale of the following parcels identified in the Records of Lake County as:

1466865	291927005012100000	NORTHEAST CRA OF THE CITY OF MOUNT DORA	1514 N SIMPSON ST	Yes	0.33
1664110	291927005010100000	CITY OF MOUNT DORA	1607 N WARDELL ST	Yes	0.10
				Total	0.43

The approximate value of this property is \$536,761. The approximate value of the real property, as determined by the City or its agents, is available at Mount Dora City Hall, 510 N. Baker Street, Mount Dora, Florida, 32757. Anyone for or against this property sale will be given the opportunity to speak at the public hearing.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE MOUNT DORA CITY COUNCIL AND/OR CRA BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETINGS OR HEARINGS WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodation in order to participate should contact the City Clerk at (352) 735-7126 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

ATTACHMENT #1

Exhibit A – Legal Descriptions

29-19-27-0050-140-00003

The South 43 feet of the North 103 feet of the East 222 ½ feet, Block 140, Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Page 37 through 43, Public Records of Lake County, Florida.

29-19-27-0050-140-00006; 29-19-27-0050-140-00008

The West 99 feet of the East 222.5 feet of the South 150 feet of Block 140, Mount Dora, in Section 29, Township 19 South, Range 27 East, according to the plat thereof recorded in Plat Book 3, Page 37, of the Public Records of Lake County, Florida

AND

The North 62 feet of the South 212 feet of the West 105 feet of the East 222.5 feet of Block 140, Mount Dora in Section 29, Township 19 South, Range 27 East, according to the map of plat thereof recorded in Plat Book 3, Page 37 of the Public Records of Lake County, Florida.

29-19-27-0050-133-00001; 29-19-27-0050-140-00002; 29-19-27-0050-133-00009; 29-19-27-0050-140-00005

The South 30 feet of the East 222.5 feet of Block 133 and the North 60 feet of the East 222.5 feet of Block 140 of the City of Mount Dora, Florida according to the map or plat thereof as recorded in Plat Book 3, Pages 37 through 43, inclusive, of the Public Records of Lake County, Florida

AND

The North 75 feet of the West 82.5 feet of Block 140 of the City of Mount Dora, Florida, according to the map or plat thereof as recorded in Plat Book 3, Pages 37 through 43, inclusive, of the Public Records of Lake County, Florida

AND

The North 90 feet of the South 120 feet of the East 222.5 feet of Block 133, of the City of Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Pages 37 through 43, inclusive, of the Public Records of Lake County, Florida.

29-19-27-0050-140-00000

Begin 75.00 feet South of the Northwest corner of Block 140, in Section 29, Township 19 South, Range 27 East, according to the Plat of Mt. Dora, Florida, recorded in Plat Book 3, Pages 37 through 43, inclusive, Public Records of Lake County, Florida, run East 82.5 feet; thence South 75.00 feet; thence West 82.5 feet; thence North 75.00 feet to the Point of Beginning.

LESS

The East 7.5 feet for access to Lincoln Avenue.

29-19-27-0050-121-00014

A portion of the Southwest ¼ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 29, Township 19 South, Range 27 East, Lake County, Florida, in the City of Mount Dora, Florida, described as follows:

From the Northwest corner of the Southwest ¼ of the Northwest ¼ of the Southwest ¼ of the Northeast ¼ of said Section 29 run thence East 25.00 feet, along the North line of said Southwest ¼, to a point on the East right of way line

ATTACHMENT #1

of Simpson Street; thence South, along the East line of the right of way of Simpson Street, 120.00 feet to the point of beginning of this description; thence East 141.58 feet to a point on the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 29; thence South, along said East line, 102.04 feet; thence West, 141.91 feet to a point of the East line of the right of way of Simpson Street; thence North, along said East line, 102.04 feet to point of beginning.

Also known as:

The South 101.04 feet of the North 197.04 feet of the West 141.89 feet of Block 121, Mount Dora, according to the map or plat thereof as recorded in Plat Book 3, Page 37, Public Records of Lake County, Florida.

29-19-27-0050-101-00000

MOUNT DORA E 100 FT OF S 85 FT OF BLK 101 – LESS E 25 FT & LESS S 25 FT – PB 3 PGS 37-43 ORB
1555 PG 1150.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Lobbyist Update

Introduction:

Gray Robinson, P.A. represents the City of Mount Dora in activities related to the legislative process in Tallahassee, Florida. Their work includes identification of legislative priorities, formulation of strategy, research, communication with elected officials, and reporting the status of current work in progress.

Discussion:

Gray Robinson, P.A. supports the City of Mount Dora in respect to Legislative items and appropriations. Attached is the September 2025 Monthly Report.

Budget Impact:

Lobbyist Activities are funded in GL account 421-1910-536.31-11

Strategic Impact:

The contract with Gray Robinson, P.A. allows for cooperation from State, County, and surrounding communities toward the Innovation District and future infrastructure through grants and legislative processes.

Recommendation:

Informational Item.

Attachment(s):

1. Mount Dora September 2025 Report

Prepared by: Jeanann Hand, City Clerk
Reviewed by:

Vince Sandersfeld, City Manager

Final Approval - 10/7/2025

September 30, 2025

**City of Mount Dora
September Activity Report**

Interim Committee Meeting Schedule

- October 6-10 – Committee Week 1
- October 13-17 – Committee Week 2
- November 3-7 – Committee Week 3
- November 17-21 – Committee Week 4
- December 1-5 – Committee Week 5
- December 8-12 – Committee Week 6

Communications

- City of Mount Dora / GrayRobinson in-person meeting- September 18th
- Senate Local Funding Initiative Request Form
- House Appropriations Project Request Form
- Summary from the Select Committee on Property Taxes Meeting
- Call with Adam Sumner re SR 44
- Correspondence with Representative Cobb re Mount Dora priorities and SR 44

Next Steps

- Continue to monitor and share updates on relevant grant opportunities
- Meet with delegation members re 2026 Legislative priorities
- House and Senate Appropriations forms due October 6th

Ryan Matthews/Angela Drzewiecki