



CITY OF MOUNT DORA, FLORIDA CITY COUNCIL REGULAR SESSION MINUTES

Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
September 16, 2025, 6:00 p.m.

CALL TO ORDER

Having been duly advertised as required by law, at 6:00 p.m., Mayor James Homich called to order the Regular Session of City Council in the Mount Dora City Hall Council Chamber.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence and the Pledge of Allegiance were led by Mayor Homich.

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, District 1, Vice-mayor
Cal Rolfson, District 2
Dennis Dawson, District 3
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk
Matt Dodson, Budget Officer
Michele Janiszewski, Senior Planner

PRESENTATIONS

1. Proclamation Recognizing Hispanic Heritage Month

Mayor Homich read the proclamation into the record. Representatives from the Hispanics of Lake County Association were recognized.

2. Presentation Tremain Street Greenway Landscape Island Maintenance Program

Parks and Recreation Director Troy Shonk and staff provided a status report on the pilot landscape and island maintenance program along the Tremain Street greenway. He provided background on the original design plan and current project conditions. He reported receiving positive feedback on the updated landscape approach. Council and staff discussed irrigation needs, robust plantings, and opportunities to create visual barriers and add color. Council expressed support for the project's cost-effectiveness and aesthetic benefits. Staff requested direction to continue moving forward.

PUBLIC COMMENT

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

Mayor Homich adjourned the meeting at 6:14 p.m. with the intention to reconvene after the CRA Board meeting.

Mayor Homich called the meeting back to order at 7:37 p.m.

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

1. Request Approval of Purchase Order in the Amount of \$611,526 with Ferguson Water Works for Potable and Reclaimed Meters Related to New Development
2. Request Approval of the Interagency Agreement Between The Lake County Sheriff's Office and the City of Mount Dora (Mount Dora Police Department) for Criminal Justice Information Exchange and Computer Usage
3. Request Approval of the Agreement for State Financial Assistance Between Florida Department of Law Enforcement and Mount Dora Police Department (Meridian Archer Mobile Barrier)
4. Request Approval of Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA AND THE CONSENT AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED BY A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of **Resolution No. 2025-22**, Approving the Final Millage Rate

Mr. Brackins read Resolution No. 2025-22 in its entirety.

RESOLUTION NO. 2025-22

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA PROVIDING FOR THE ADOPTION OF THE FINAL MILLAGE RATE FOR FISCAL YEAR 2025-26; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR LEVY OF AD VALOREM TAXES AND PERCENTAGE INCREASE; PROVIDING FOR 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, after conducting a public hearing on Tuesday, July 15, 2025, the City of Mount Dora adopted Resolution No.: 2025-16, certifying the proposed millage rate for Fiscal Year 2025-26 as required by Florida Statutes, Section 200.065; and

WHEREAS, the Lake County Property Appraiser has delivered notice of the City of Mount Dora's proposed property tax to each taxpayer for which the City of Mount Dora, Florida is the taxing authority; and

WHEREAS, after conducting a public hearing on Tuesday, September 3, 2025, the City of Mount Dora adopted Resolution No. 2025-21, establishing the tentative millage rate for Fiscal Year 2025-26 as required by Florida Statutes, Section 200.065; and

WHEREAS, following a review of the tentative budget as submitted, the City of Mount Dora has determined that a millage rate of 6.300 mills is necessary to produce sufficient revenue to fund the Fiscal Year 2025-26 budget.

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. Levy of Ad Valorem Taxes and Percentage Increase. The City of Mount Dora, Florida, hereby adopts the final millage rate specified and hereby states the percent, if any, by which the final millage rate exceeds the rolled back millage rate, as follows:

Taxing Entity	Tentative Millage Rate	Rolled Back Millage Rate	Percentage Increase Over/ (Under) the Rolled Back Rate
General Fund	6.3000 Mills	6.0523 Mills	4.09%

SECTION 3. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions as 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 adoption of the final millage rate for Fiscal Year 2025-26, which is the subject of this Resolution, 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.

Budget Officer Matt Dodson stated that the purpose of the meeting was to consider adopting the final millage rate for the fiscal year ending September 30, 2026. The proposed millage rate is 6.3000 mills, representing an increase of 4.09% from the rolled back rate of 6.0523 mills. The decision to levy an operating millage rate of 6.3000 mills will result in an additional \$510,351 in ad valorem general fund revenue.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-22, APPROVING THE FINAL MILLAGE RATE; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 6-1 ROLL CALL VOTE.

YES Cataldo

Bryant
Rolfson
Dawson
Crail
Walker
NO *Homich*

2. Request Adoption of **Resolution No. 2025-23**, Approving the Final Budget

Mr. Brackins read Resolution No. 2025-23 in its entirety.

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF THE FINAL BUDGET FOR FISCAL YEAR 2025-2026; 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 City Manager of the City of Mount Dora recommended a proposed annual budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, the City of Mount Dora held budget work sessions on June 9, 2025, July 7, 2025, July 21, 2025 and August 25, 2025, for the purpose of reviewing and, where appropriate, revising the proposed Fiscal Year 2025-26 budget; and

WHEREAS, Florida Statutes, Section 200.065, commonly known as the Truth in Millage or TRIM Bill, requires that the City hold a public hearing to consider adoption of the final millage rate and final budget for Fiscal Year 2025-2026; and

WHEREAS, on September 3, 2025, after having first adopted a resolution establishing a tentative millage rate for Fiscal Year 2025-2026, the City of Mount Dora held a public hearing and considered adoption of its tentative budget for Fiscal Year 2025-25; and

WHEREAS, on September 16, 2025, after having first adopted Resolution No.: 2025-22, establishing the final millage rate for Fiscal Year 2025-2026, the City of Mount Dora held a public hearing to consider adoption of its final budget for Fiscal Year 2025-2026; and

WHEREAS, during the course of said public hearing, all persons desiring to voice objection or make comments on the final budget for Fiscal Year 2025-2026 were given an opportunity to do so.

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. Approval of the Final Budget for Fiscal Year 2025-2026. Pursuant to the City of Mount Dora Charter and Florida Statutes, Chapters 166 and 200, the City of Mount Dora hereby adopts the various tentative budgets as set forth in **Exhibit "A"** attached hereto.

SECTION 3. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions as 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 Provision. All prior actions of the City of Mount Dora pertaining to the adoption of the final budget for Fiscal Year 2025-2026, 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.

Exhibit A to Resolution 2025-23 is attached to the minutes as Exhibit A.

Mr. Dodson explained the changes to the budget since the September 3, 2025, public hearing on the tentative budget. The city-wide budget for fiscal year 2025-2026 is \$197,727,696, including rollover money and new monies.

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

MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION NO. 2025-23, APPROVING THE FINAL BUDGET; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE CITY MANAGER AND THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY AND REQUIRED TO COMPLETE THE MILLAGE RATE AND BUDGET ADOPTION PROCESS; COUNCILMEMBER BRYANT SECONDED THE MOTION. MOTION PASSED WITH A 7-0 VOTE.

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

3. Request Adoption of **Resolution No. 2025-33**, Approving the Updated Master Fee Schedule

Mr. Brackins read Resolution No. 2025-33 by title only.

RESOLUTION NO. 2025-33

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE MASTER FEE SCHEDULE FOR THE CITY; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR REPEAL OF PRIOR FEE RESOLUTION; PROVIDING FOR APPROVAL OF MASTER FEE SCHEDULE; PROVIDING 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.

Mr. Dodson explained that the master fee schedule sets the fees for various departments and is updated annually. Council and staff discussed changes to the master fee schedule, including electric, Parks and Recreation, and building changes. Staff explained the process of comparing fees with other cities and the YMCA to ensure the City's fees are reasonable. To alleviate Council concerns, staff clarified details regarding late fees and reconnection charges. Councilmember Walker spoke with Council about amending the schedule to eliminate reconnection fees.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-33, APPROVING THE UPDATED MASTER FEE SCHEDULE; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

***YES Walker
Bryant
Rolfson
Crail
Dawson***

Homich
Cataldo
NO *None*

4. Request Adoption of **Resolution No. 2025-36**, Approving the Historic Marker for 930 N. Donnelly Street

Mr. Brackins read Resolution No. 2025-36 by title only.

RESOLUTION NO. 2025-36

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO 930 N DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR HISTORIC SITE DESIGNATION; 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.

Senior Planner Michele Janiszewski provided a summary of the property's history and its significance to the community.

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

MOTION BY VICE-MAYOR CATALDO TO ADOPT RESOLUTION NO. 2025-36, APPROVING THE HISTORIC MARKER FOR 930 NORTH DONNELLY STREET; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

5. Request Adoption of **Resolution No. 2025-37**, Approving the Historic Marker for 650 N. Donnelly Street

Mr. Brackins read Resolution No. 2025-37 by title only.

RESOLUTION NO. 2025-37

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATED TO 650 N. DONNELLY STREET; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR HISTORIC SITE DESIGNATION; 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.

Senior Planner Michele Janiszewski described the property's history and its significance to the City.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2025-37, APPROVING THE HISTORIC MARKER FOR 650 NORTH DONNELLY STREET; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

6. Request Approval of First Reading of **Ordinance No. 2025-20**, Amending the Land Development Code in Multiple Chapters.

Mr. Brackins read Ordinance No. 2025-20, Amending the Land Development Code in Multiple Chapters by title only.

ORDINANCE NO: 2025 - 20

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO REVISIONS TO THE CITY OF MOUNT DORA LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AMENDMENTS TO CITY OF MOUNT DORA LAND DEVELOPMENT CODE; SPECIFICALLY, THIS ORDINANCE AMENDS CHAPTER III ENTITLED 'ZONING REGULATIONS,' CHAPTER VI ENTITLED 'DESIGN STANDARDS,' AND CHAPTER VIII ENTITLED 'DEFINITIONS;' PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Ms. Janiszewski summarized the amendments, which included changes to zoning regulations, design standards, and definitions. She informed Council that the Planning and Zoning Commission recommended approval.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-20, AMENDING THE LAND DEVELOPMENT CODE IN MULTIPLE CHAPTERS; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

<i>YES</i>	<i>Homich</i>
	<i>Walker</i>
	<i>Crail</i>
	<i>Rolfson</i>
	<i>Dawson</i>
	<i>Bryant</i>
	<i>Cataldo</i>
<i>NO</i>	<i>None</i>

PRIORITY PROJECT UPDATES

It was announced there would be a parking update on October 7th.

CITY MANAGER'S REPORT

Mr. Sandersfeld introduced Public Information Officer and Economic Development Director Misty Sommer, who spoke to Council about the Orlando City Soccer tourism campaign.

Mr. Sandersfeld introduced Fire Chief Joseph Hightower, who spoke about a grant the department will receive for decontamination equipment. It will be brought to Council for ratification on October 7th.

1. City Manager Evaluation

Council discussed the City Manager's performance, highlighting his responsibilities and achievements. There was support for a significant salary increase for Mr. Sandersfeld. Council compared Mr. Sandersfeld's salary with the salaries of other relevant City Managers.

MOTION BY COUNCILMEMBER WALKER TO INCREASE THE CITY MANAGER'S SALARY TO \$201,300.00; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-1 ROLL CALL VOTE.

<i>YES</i>	<i>Rolfson</i>
	<i>Cataldo</i>
	<i>Bryant</i>
	<i>Walker</i>
	<i>Dawson</i>
	<i>Crail</i>
<i>NO</i>	<i>Homich</i>

CITY ATTORNEY'S REPORT

Mayor Homich raised the recent First District Court of Appeals open-carry ruling.

COMMUNICATIONS AND REPORTS

Councilmember Dawson spoke about the Heartland League of Cities survey and a State Policy Committee meeting at the end of September. He thanked Chief Gibson, Chris Carson, and Kevin Biles for the assistance provided during a recent event at the Community Building.

Councilmember Walker thanked staff for their work on the budget.

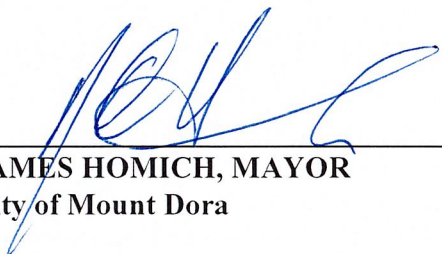
Councilmember Bryant announced a two-day session on property taxes on the 22nd and 23rd of September. He mentioned a recent Florida Trend article on public and non-public utilities and commented favorably on Mount Dora's rates.

Councilmember Rolfson congratulated Mr. Dodson and Mr. Sandersfeld for getting through the Budget Season smoothly. He spoke about his nomination of Councilmember Dawson for the Heartland League of Cities Vice-president.

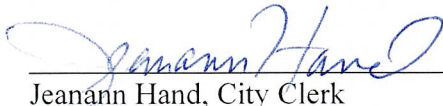
Mayor Homich commented on the recent Pitmasters and Pourers event. He mentioned adding the City's Social Media Policy to the agenda and spoke about Lake Cares fundraising.

ADJOURNMENT

Councilmember Rolfson moved for adjournment. There being no further business for discussion, the meeting adjourned at approximately 9:10 p.m.



JAMES HOMICH, MAYOR
City of Mount Dora



Jeanann Hand, City Clerk

FINAL PROPOSED BUDGET FISCAL YEAR 2025-2026

FUND	Tentative Proposed Reso. 2025-21	Change from Tentative	Encumbrances	Approved Project Funding	Final Proposed Reso. 2025-23	Variance
001 - General Fund	\$ 34,082,515		\$ 496,910	\$1,417,623	\$ 35,997,048	\$ 1,914,533
111 - Discretionary Sales Tax	\$ 2,120,200		\$ 366,850	\$3,829,329	\$ 6,316,379	\$ 4,196,179
117 - Community Redevelopment Agency	\$ 3,125,820				\$ 3,125,820	\$ -
118 - Northeast Community Redevelopment Agency	\$ 12,145,504				\$ 12,145,504	\$ -
123 - Building Department	\$ 2,039,220				\$ 2,039,220	\$ -
124 - Police Impact Fee	\$ 163,000				\$ 163,000	\$ -
125 - Fire Impact Fee	\$ 116,000				\$ 116,000	\$ -
126 - Library Impact Fee	\$ 360,500			\$ 195,001	\$ 555,501	\$ 195,001
127 - Parks Impact Fee	\$ 540,000		\$ 168,264	\$ 504,026	\$ 1,212,290	\$ 672,290
131 - Fire Assessment Fee	\$ 6,133,652		\$ 758,792	\$1,975,815	\$ 8,868,259	\$ 2,734,607
150 - Cemetery	\$ 89,645		\$ 20,080		\$ 109,725	\$ 20,080
200 - Debt Service	\$ 1,246,163				\$ 1,246,163	\$ -
310 - Capital Construction	\$ 16,308,500		\$ 1,348,164	\$7,549,100	\$ 25,205,764	\$ 8,897,264
410 - Electric	\$ 12,987,660		\$ 565,983	\$3,103,025	\$ 16,656,668	\$ 3,669,008
415 - Electric Construction	\$ 867,500		\$ 139,626	\$3,040,668	\$ 4,047,794	\$ 3,180,294
421 - Water / Wastewater Utility	\$ 18,135,710		\$ 1,218,903	\$2,132,698	\$ 21,487,311	\$ 3,351,601
422 - Wastewater Impact Fee	\$ 4,000,000		\$ 9,575,682	\$1,162,204	\$ 14,737,886	\$ 10,737,886
423 - Water Impact Fee	\$ 1,910,000		\$ 30,865		\$ 1,940,865	\$ 30,865
425 - Water / Wastewater Construction	\$ 6,839,250		\$ 10,344,452	\$3,232,545	\$ 20,416,247	\$ 13,576,997
430 - Sanitation Utility	\$ 3,507,506				\$ 3,507,506	\$ -
440 - Stormwater Utility	\$ 2,807,751		\$ 521,378	\$1,885,681	\$ 5,214,810	\$ 2,407,059
445 - Stormwater Construction	\$ 1,206,700		\$ 433,648	\$1,885,681	\$ 3,526,029	\$ 2,319,329
500 - Public Work Warehouse	\$ 1,415,714		\$ 18,374		\$ 1,434,088	\$ 18,374
501 - Vehicle Replacement	\$ 482,200				\$ 482,200	\$ -
510 - Self Insured Health	\$ 6,004,116				\$ 6,004,116	\$ -
515 - Property & Casualty & Workers Compensation	\$ 1,171,503				\$ 1,171,503	\$ -
Total City Wide Budget	<u>139,806,329</u>	<u>-</u>	<u>26,007,971</u>	<u>31,913,396</u>	<u>\$ 197,727,696</u>	<u>57,921,367</u>