



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES
Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
February 3, 2026, 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 Pledge of Allegiance to the Flag were led by Mayor Homich.

ROLL CALL

Members Present

James Homich, Mayor
John Cataldo, 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

PRESENTATIONS

1. Presentation Mount Dora Half Marathon & 5K

Council received a presentation recognizing Vicky Blate for her contributions to Mount Dora through the organization of running events since 2012. Council noted the growth of these events from approximately 200 participants in 2012 to more than 1,500 participants by 2022. The Mount Dora Half Marathon and 5K each December, with a 5K run on Saturday and Half Marathon on Sunday, drew nearly 1,500 runners for each event last year.

The events were recognized for their high quality, strong volunteer support, and positive economic and reputational impact on the City. Council acknowledged the role of volunteers, community organizations, and partnerships that have contributed to the continued success of these events.

2. Presentation Wolf Branch Innovation District Brand Summary

Council received a presentation on the Wolf Branch Innovation District brand concept, developed collaboratively with Lake County. The brand was described as reflecting Mount Dora's heritage, values, and character. The proposed logo incorporates a live oak tree, symbolizing permanence, resilience, and community.

Council discussed the importance of ensuring the brand aligns with community identity and preserves Mount Dora's distinct sense of place.

Direction was provided to gather additional Council feedback and finalize materials for future presentation to the Lake County Board of County Commissioners.

3. Proclamation Recognizing Black History Month

Councilmember Walker read the proclamation into the record.

PUBLIC COMMENT

Mayor Homich opened public comment.

Jeff Paris, 142 West Fourth Avenue, spoke about traffic concerns.

Fred Boone, 5960 Sacred Oak Avenue, spoke about the financial condition of Mount Dora and questioned whether this is related to the number of traffic tickets being written.

Frank Kirwin, 1110 East Fifth Avenue, spoke about 4th of July fireworks and would like fireworks to take place on the 4th of July because of this special occasion of being the nation's 250th anniversary.

Andrew Harris, Mount Dora, UCANN festival committee president, spoke about the upcoming African American History Festival at Cauley Lott Park. He invited those present to attend the festival.

Brian Rudeman, 3926 Foxtail Lane, spoke about a traffic problem and thanked the City for addressing it.

Bailey Stack, 1175 East Fifth Avenue, spoke about his poll on social media regarding City concerns.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA

1. Request Approval to Use State Forfeiture Funds to Purchase Closed-Loop Artificial Intelligence Software
2. Request Approval of Contract Extension for Utility Tree Trimming and Vegetation Management Services
3. Request Ratification of Public Works Vehicles Grant
4. Request Approval of Amendment 1 to SS4A Federal Grant for Safe Streets and Roads

5. Request Approval for Intent to Award: ITB # 26-EL-001 – Annual Tree Supply and Installation Services
6. Request Approval of Change Order #1 for Purchase Order 25-01991 - Generator Repairs
7. Request Approval – Work Authorization #1: Purchase and Installation of Substation Distribution Electrical Breaker
8. Request Approval of Work Authorization #1: Utility Tree Trimming and Vegetation Management Services
9. Request Approval of Amendment 1 to Agreement with Core and Main LP providing for an Advanced Metering Infrastructure
10. Request Ratification of the Thirteenth and Fourteenth Extensions of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event
11. Request Approval of Meeting Minutes

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

BOARD APPOINTMENTS

1. Lake-Sumter MPO Technical Advisory Committee Primary and Alternate Member Appointments.

Council discussed appointments to the Lake-Sumter Metropolitan Planning Organization (MPO) Technical Advisory Committee, designating Michele Janiszewski as the City’s primary representative and Misty Sommer as the alternate.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE APPOINTMENTS; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Interlocal Agreement Options with Lake County Regarding Tax Increment Revenues for the Northeast Community Redevelopment Area Expansion

The City Attorney advised that the City and the Mount Dora Northeast Community Redevelopment Agency received two settlement proposals from Lake County related to pending CRA expansion litigation. He requested authorization to convene an attorney–client shade meeting pursuant to section 286.011(8), Florida Statutes, to discuss settlement negotiations and litigation-related expenses, outlining the statutory requirements and limitations. The following was stated by Mr. Brackins:

“Pursuant to Section 280 6.011(8), Florida Statutes, I am requesting City Council convene a private attorney-client session to discuss settlement negotiations or strategy related to litigation

expenditures as to the pending litigation in the case of Lake County, Florida versus City of Mount Dora, Florida and the Mount Dora Northeast Community Redevelopment Agency case number 2025-CA-00766, currently pending in the Fifth Judicial Circuit Court in and for for Lake County, Florida. As you are aware, the parties have attempted to resolve their dispute under Florida's Governmental Conflict Resolution Act, Section 164.101, Florida Statutes. The City and the CRA have received two alternative settlement proposals from the county, and I am requesting the City Council convene a shade meeting under Section 280 6.011(8), a and b, for the sole purpose of discussing settlement negotiations or strategy related to litigation expenditures pursuant to the statute. This request is being made at an open public meeting, and if approved by the City Council, the public will receive a reasonable notice of the time and place of the shade meeting. Under the statute, the only persons permitted to attend the attorney-client meeting are the members of the governing body, the City Manager, the City Attorney and a certified court reporter. The entire session will be recorded by the court reporter, and no portion of the shade meeting will be off the record. The transcript shall be filed with the City Clerk within a reasonable time following the meeting, and it shall become a public record upon the conclusion of the litigation. The session shall commence at an open meeting, where the mayor shall announce the commencement and estimated length of the attorney-client session and the names of all persons attending. At the conclusion of the attorney-client session, the public meeting shall be reopened and the mayor shall announce the termination of the attorney-client meeting. Thus, at this time, I am requesting the City Council approve my request for an attorney-client session under Section 286.011(8), Florida Statutes.”

Council discussed the request and the need for further legal guidance before taking action on the settlement proposals.

MOTION BY COUNCILMEMBER ROLFSON TO AUTHORIZE THE CITY ATTORNEY TO CONVENE AN ATTORNEY-CLIENT SHADE MEETING SCHEDULED FOR 5:00 P.M. ON FEBRUARY 17, 2026, PRIOR TO THE REGULAR COUNCIL MEETING, WITH PROPER NOTICE TO BE PROVIDED; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Approval of First Reading of **Ordinance No. 2025-23**, Small-Scale Future Land Use Map Amendment, School Board of Lake County, Round Lake Charter School (28.68 +/- Acres)

Mr. Brackins read Ordinance No. 2025-23 by title only.

ORDINANCE NO: 2025-23

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THAT PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD, AND THE CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF MOUNT DORA COMPREHENSIVE PLAN 2045;

PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF CHANGE IN FUTURE LAND USE DESIGNATION AND AMENDMENT TO FUTURE LAND USE MAP; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sandersfeld introduced the companion ordinance to a recently approved annexation concerning future land use and zoning for an existing site.

Deputy Planning Director Michele Janiszewski explained that the request was a small-scale comprehensive plan amendment for approximately 28 acres owned by the Lake County School District and developed as Round Lake Charter School. The property was annexed into the City in the prior month. Staff recommended assigning the City's Public Lands and Institutions future land use and zoning designation, consistent with the property's existing institutional use and equivalent to the County's prior designation. Ms. Janiszewski noted that the Planning and Zoning Board recommended approval at its December meeting.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE FIRST READING OF ORDINANCE NO. 2025-23, SMALL-SCALE FUTURE LAND USE MAP AMENDMENT, SCHOOL BOARD OF LAKE COUNTY, ROUND LAKE CHARTER SCHOOL; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

- 2. Request Approval First Reading of **Ordinance No. 2025-24**, Change in Zoning, School Board of Lake County, Round Lake Charter School (28.68 +/- Acres)

Mr. Brackins read Ordinance No. 2025-24 by title only.

ORDINANCE NO: 2025-24

AN ORDINANCE OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE ZONING DISTRICT CLASSIFICATION CHANGE FROM COUNTY COMMUNITY FACILITY DISTRICT (CFD) TO CITY PUBLIC LANDS AND INSTITUTIONS (PLI) FOR PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 46 AND WEST OF ROUND LAKE ROAD, COMPRISING 28.68 ACRES, MORE OR LESS, AS FURTHER DESCRIBED

HEREIN; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR ZONING DISTRICT CLASSIFICATION CHANGE AND ZONING MAP AMENDMENT; PROVIDING FOR IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NON-CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Brackins swore in staff for this quasi-judicial item.

Ms. Janiszewski told Council that this item rezones the district mentioned in the prior item. The zoning change is from Community Facility to Public Lands and Institutions.

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. 2025-24, CHANGE IN ZONING, SCHOOL BOARD OF LAKE COUNTY, ROUND LAKE CHARTER SCHOOL; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

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

DISCUSSION ITEMS

1. Annual Budget for Fiscal Year 2026–2027

Council discussed whether to establish a goal to maintain the current millage rate (rollback rate) for the FY 2026–27 budget. Council acknowledged the desire to maintain stable tax revenues. Concerns were raised that setting a millage goal at this time would be premature, given:

- Uncertainty in property valuations
- Pending revenue forecasts
- Potential state-level tax changes, and
- Infrastructure and resiliency needs following recent flooding.

Council agreed that additional financial data and projections are needed before establishing a millage goal. Consensus direction was given to defer the decision until more comprehensive budget information is available.

CITY MANAGER'S REPORT

1. Required Audit Planning Communications Letter with Governance

No discussion on the material provided in the agenda packet.

2. Mount Dora Police Operation Update

Mr. Sandersfeld provided updates in response to public concerns regarding traffic stops and police practices.

Council was advised that policies are under review and that community feedback is being actively considered.

The Police Department reported a significant reduction in shootings in the Northeast community, attributed to revised strategies and targeted enforcement.

Council emphasized the importance of public safety, transparency, and appropriate use of established administrative processes for citizen concerns.

CITY ATTORNEY'S REPORT

No report.

At 7:54 p.m., Mayor Homich adjourned the City Council meeting to call to order the scheduled Northeast CRA Board meeting.

Mayor Homich called the City Council meeting back to order at 7:55 p.m.

COMMUNICATIONS AND REPORTS

Councilmember Crail stated he was pleased that residents from the Northeast attended and voiced their concerns. He spoke in support of recent speed and traffic enforcement efforts.

Councilmember Walker commented on the upcoming African American History Festival and the topping-out ceremony. He also spoke regarding the naming of the Northeast Recreation Center.

Councilmember Bryant thanked staff for the recent newsletter. He reported on the Tallahassee Legislative Action Days, noting that Florida League of Cities staff were outstanding. He requested updates on priority projects, including the odor issue and ongoing stormwater projects.

Councilmember Rolfson spoke about attending Florida League of Cities Legislative Action Days and invited the FLC President to attend a future Council meeting. He also commented on the topping-out ceremony and mentioned upcoming workshops.


Councilmember Dawson discussed Florida League of Cities Legislative Action Days and expressed support for speed enforcement efforts, noting they were initiated in his neighborhood through a petition.

Vice-mayor Cataldo commented on festivals bringing large crowds to the streets and expressed interest in discussing street closures. He asked whether temporary repairs could be made to potholes in the parking lot at Third Avenue while long-term plans are developed. He noted that residents and visitors enjoy City festivals and feel safe attending them.

Mayor Homich advised that the Lake County Board of County Commissioners approved a Planned Unit Development near Lake Yale, converting approximately 208 acres from Rural Transition to Urban Low-Density.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 8:20 p.m.



**JAMES HOMICH, MAYOR
CITY OF MOUNT DORA**



Jeanann Hand, City Clerk