



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES
Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
February 17, 2026, 6:00 p.m.

CALL TO ORDER

Having been duly advertised as required by law, at 6:18 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, 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

PUBLIC COMMENT

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

APPROVAL OF AGENDA

CONSENT AGENDA

1. Request Approval of the Third Amendment to the Construction Manager At-Risk Agreement with Faden Builders, Inc.
2. Request Authorization for the Fire Department to Apply for the Firehouse Subs Public Safety Foundation Grant
3. Request Approval of Piggyback Agreement Between Mount Dora Fire Department and MES Service Company LLC
4. Request Approval of Piggyback Agreement Between the City of Mount Dora and Process Control Services, LLC
5. Request Approval of Piggyback Agreement Between the City of Mount Dora and JCO Corporation for Fire Emergency Vehicle Equipment

6. Request Approval of the Agreement between the City of Mount Dora and Archer Company for Classification and Pay Study
7. Request Approval of the Commercial Contract to Sell the Property Located at 34934 Thrill Hill Road
8. Request Ratification of the Fifteenth and Sixteenth Extensions of Resolution 2025-45, Local State of Emergency Related to October 26-October 27, 2025 Flood Event
9. Request Approval of Meeting Minutes

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

BOARD APPOINTMENTS

1. Advisory Board and Committee Appointments

Council considered appointments to the Historic Preservation Board and Planning and Zoning Board.

Councilmember Rolfson nominated Suzanne Gibson for the Historic Preservation Board.

Councilmember Dawson nominated Jay Smith for the Historic Preservation Board.

Councilmember Bryant nominated David Hoops for the Planning and Zoning Board.

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE APPOINTMENTS OF SUZANNE GIBSON AND JAY SMITH TO THE HISTORIC PRESERVATION BOARD AND DAVID HOOPS TO THE PLANNING AND ZONING BOARD; SECONDED BY COUNCILMEMBER ROLFSON. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Amendment 1 to the Agreement Between the City of Mount Dora and Explosive Touch Enterprises, LLC

Staff presented Amendment One to the agreement with Explosive Touch Enterprises for fireworks services at various City events. Staff explained that funds for fireworks are approved through the budget process.

Mayor Homich opened public comment. No members of the public spoke.

MOTION BY COUNCILMEMBER WALKER TO APPROVE AMENDMENT ONE TO THE AGREEMENT WITH EXPLOSIVE TOUCH ENTERPRISES; SECONDED BY COUNCILMEMBER CRAIL. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

- 1. Request Approval of the Final Reading and Adoption of Ordinance No. 2025-23, Small-Scale Future Land Use Map Amendment for Round Lake Charter School (28.6 +/- 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.

Staff explained the ordinance, which amends the Future Land Use Map for the Round Lake Charter School property.

Mayor Homich opened the public comment. No members of the public spoke. Mayor Homich closed the public comment.

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE FINAL READING AND ADOPTION OF ORDINANCE 2025-23; SECONDED BY COUNCILMEMBER WALKER. MOTION PASSED WITH A UNANIMOUS ROLL CALL VOTE.

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

- 2. Request Approval of the Final Reading and Adoption of Ordinance No. 2025-24, Change in Zoning for Round Lake Charter School, LLC (28.6 +/- 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 who would be speaking about this item.

Staff explained the ordinance, which changes the zoning district classification from County Community Facility District (CFD) to City Public Lands and Institutions (PLI).

Mayor Homich opened the public hearing. No members of the public spoke. Mayor Homich closed the public hearing.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FINAL READING AND ADOPTION OF ORDINANCE 2025-24; SECONDED BY COUNCILMEMBER DAWSON. MOTION PASSED WITH A UNANIMOUS ROLL CALL VOTE.

**YES Dawson
Walker
Rolfson
Bryant
Cataldo
Homich**

NO None

- 3. Request Adoption of Resolution No. 2026-02, Approving the Wastewater Treatment Plant #2 Expansion Loan - State Revolving Fund (SRF) No. WW3514E

Mr. Brackins read Resolution No. 2026-02 by title only.

RESOLUTION NO. 2026-02

A RESOLUTION OF CITY OF MOUNT DORA, FLORIDA, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; 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.

Staff presented Resolution 2026-02, authorizing a State Revolving Fund loan in the amount of \$19,000,001.66, with 100% principal forgiveness, for the expansion of Wastewater Treatment Plant No. 2.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2026-02; SECONDED BY COUNCILMEMBER WALKER. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Walker
Crail
Rolfson
Homich
Bryant
Cataldo
Dawson
NO None

- 4. Request Adoption of Resolution No. 2026-03, Approving the Federal BUILD Grant Application for the Wekiva Transportation and Infrastructure Corridor Project

Mr. Brackins read Resolution No. 2026-03 by title only.

RESOLUTION NO. 2026-03

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2026 FEDERAL GRANT FOR THE WEKIVA TRANSPORTATION AND INFRASTRUCTURE CORRIDOR PROJECT. (SEGMENT 1 AND SEGMENT 5); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR COMMITMENT TO SHARE IN FEES AND EXPENSES; 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.

Staff presented Resolution 2026-03, authorizing submission of a Federal BUILD Grant application for the project formerly known as the Wekiva Trail Extension, now renamed the Wekiva Transportation and Infrastructure Corridor Project.

Council discussed the economic and infrastructure benefits of the project.

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

MOTION BY COUNCILMEMBER CRAIL TO ADOPT RESOLUTION 2026-03; SECONDED BY COUNCILMEMBER BRYANT. MOTION PASSED WITH A 7-0 ROLL CALL VOTE.

YES Walker
Crail
Rolfson
Homich
Bryant
Cataldo
Dawson
NO None

PRIORITY PROJECT UPDATES

1. Odor Issues-City Attorney Report

Mr. Brackins provided litigation updates.

2. Stormwater Facilities and Donnelly Street Roadway Recovery Update

Staff provided an update regarding stormwater facility repairs and flood recovery efforts, including the Donnelly Street washout and FEMA-funded projects.

Staff reported that a FEMA grant of approximately \$1.3 million will fund the boardwalk replacement and that the City is pursuing additional grants to address stormwater infrastructure improvements.

Council discussed ongoing design work and engineering evaluations for stormwater ponds and drainage systems.

CITY MANAGER'S REPORT

1. Mount Dora JPA 5th Extension

Mr. Sandersfeld explained the conditions that place this extension on the agenda. He described the processes currently taking place and those that are planned to take place.

COMMUNICATIONS AND REPORTS

Council discussed several pieces of pending state legislation affecting local governments, including House Bill 1143, which would require development applications to be approved within one business day.

Council expressed concern regarding the potential impacts of the legislation on municipal budgets and operations.

Council also discussed legislation restricting local government proclamations and updates on property tax and law enforcement funding proposals.

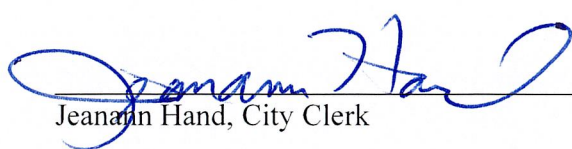
Council members expressed support for the Groveland Four compensation bill, which had passed the Florida Senate.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 7:44 p.m.



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



Jeanann Hand, City Clerk