



CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES
Mount Dora City Hall
510 North Baker Street, Mount Dora, FL 32757
April 21, 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
Marc Crail, District 4
Nate Walker, District 5
Doug Bryant, At-large

Also Present

Vince Sandersfeld, City Manager
Patrick Brackins, City Attorney
Jeanann Hand, City Clerk

Members Not Present

Dennis Dawson, District 3

PRESENTATIONS

1. Proclamation Municipal City Clerk's Week

Mayor Homich read the proclamation into the record.

2. Proclamation Sexual Assault Awareness Month

Mayor Homich read the proclamation into the record.

Natalie Vanderhoff spoke on behalf of her nonprofit that provides victim response training.

PUBLIC COMMENT

Mayor Homich opened public comment.

Stephenie Winheim, Unincorporated Lake County, spoke about the Police Department and public record requests.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT AGENDA

1. Request Approval of a Modification to Subgrant Agreement Between the Division of Emergency Management and City of Mount Dora
2. Request Approval of Change Order to Purchase Order 25-01637 with Kimley-Horn & Associates, Inc. for the Relocation of Gopher Tortoises for the Waste Water Treatment Plant #2 (WWTP2) Modifications - Amendment 3
3. Request Ratification of the Twenty-fourth and Twenty-fifth Extensions of Resolution No. 2025-45, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event
4. Request Approval of Meeting Minutes

ACTION ITEMS

1. Request Approval of the 5th Addendum of the Commercial Contract to Sell the Property Located at 34934 Thrill Hill Road.

The Council considered approval of the Fifth Amendment to the Commercial Contract for the sale of property located at 34934 Thrill Hill Road. Staff explained that the approximately 35-acre parcel, previously declared surplus and located outside City limits, had an approved purchase agreement of \$899,000. During due diligence, the buyer's title work identified easements and encumbrances, along with zoning limitations, which affected the intended use and resulted in a proposed price reduction to \$500,000.

Staff noted the property presents ongoing liability and maintenance concerns, including prior erosion-related costs, and that accepting the reduced price would mitigate future risk and eliminate carrying costs. Council discussion addressed the distinction between appraisal and title work, the timing of identifying encumbrances, prior expenditures on the property, and the lack of a municipal purpose for retaining it. Staff confirmed the encumbrances were identified during standard due diligence and reiterated the City had no intended use for the property. No public comment was received, and the Council reached consensus to proceed with the Fifth Amendment.

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

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE FIFTH ADDENDUM OF THE COMMERCIAL CONTRACT TO SELL THE PROPERTY LOCATED AT 34934 THRILL HILL ROAD; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

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

2. Request Approval of Developer Agreement between the City of Mount Dora and G3 Sky, LLC

The Council considered a developer agreement with G3 Sky LLC for the installation of a decentralized wastewater treatment unit at 1649 Lincoln Avenue. The system is designed to treat up to 5,000 gallons of wastewater per day and will be regulated by the Florida Department of Environmental Protection (DEP). Under the agreement, the developer is responsible for the installation, operation, and ongoing maintenance of the system and will be required to connect to the City's sewer system within one year of notification.

Deputy Planning Director Michele Janiszewski, spoke about the item and capacity conditions and solutions.

Water Utility Director Andrew Marsian spoke about the logistics of the proposed arrangement.

Austin Guenther, G-3 Development, spoke on behalf of the developer.

Mayor Homich opened public comment.

John Murray, 1561 Edgewater Drive, spoke in opposition to the approval of the agreement.

Mayor Homich closed public comment.

The City confirmed that potable water supply is sufficient for its current service. Mr. Sandersfeld and Mr. Brackins clarified terminology, procedures, permitting requirements and statutory language. Council and staff discussed the calculation of usage and consumption

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND G3 SKY, LLC; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

YES *Crail*
 Homich
 Cataldo
 Bryant
 Walker
 Rolfson

NO *None*

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution 2026-06, Approving the Mid-year Budget Amendment
Mr. Brackins read Resolution No. 2026-06 by title only.

RESOLUTION 2026-06

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO BUDGET ADJUSTMENTS FOR FISCAL YEAR 2025-2026; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR APPROVAL OF 2025-2026 BUDGET ADJUSTMENTS; PROVIDING FOR RETROACTIVE AUTHORIZATION OF PROCUREMENT ACTIONS; 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 discussed the mid-year budget amendment, highlighting the primary drivers of the amendment, including the Donnelly Street reconstruction and emergency infrastructure repairs. The budget amendment increases the budget by \$6,893,220, with a net increase of \$3,510,000 reflecting grants and emergency expenditures.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION 2026-06, APPROVING THE MID-YEAR BUDGET AMENDMENT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION APPROVED WITH A 6-0 ROLL CALL VOTE.

YES *Walker*
 Cataldo
 Bryant
 Rolfson
 Homich
 Crail

NO *None*

PRIORITY PROJECT UPDATES

1. Update Witherspoon Lodge (City Attorney)

Mr. Brackins provided an update regarding the sale of the Witherspoon Lodge. The other party has the appraisal report and the offer. Mr. Brackins will report progress to the council at the next meeting.

2. Update Landfill (City Attorney)

Mr. Brackins provided an update on the landfill litigation.

The decision was made to voluntarily dismiss the petitions to devote expenditures to a more productive resolution.

Council discussed remedies, views of outside counsel, responsibility, and steps forward.

3. Update Donnelly Street Restoration Construction Status

Andrew Marsian provided an update on the project, including information about fortification elements to prevent erosion. Council and staff discussed elements of the reconstruction. The road and the sidewalk will open at the same time. Mr. Marsian also provided information about the City's experience related to the statewide reclaim drought.

CITY MANAGER'S REPORT

Mr. Sandersfeld informed Council about his upcoming attendance at a Conference Training Session and announced that Steve Langley will act as the City Manager during his absence from May 26 to May 29, 2026.

He directed attention to information in the agenda packet about emergency purchases and the lobbyist update.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Councilmember Crail expressed appreciation to Mr. Sandersfeld and Mr. Brackins for their work on landfill litigation. Councilmember Walker thanked the Police Department for the BBQ with the Blue event, announced an upcoming event, and recognized Ms. Janiszewski, Mr. Sumner, and Ms. Hand for their assistance with research. Councilmembers Bryant and Rolfson acknowledged their receipt of the Home Rule Hero designation from the Florida League of Cities, and Councilmember Rolfson also recognized staff for their work on the Donnelly Street project. Mayor Homich reported on correspondence sent to County Commissioners and fellow councilmembers and announced an upcoming Arbor Day event.

ADJOURNMENT

There being no further business for discussion, the meeting adjourned at approximately 7:45 p.m.



JAMES HOMICH, MAYOR
City of Mount Dora



Jeanann Hand, City Clerk