



**CITY OF MOUNT DORA, FLORIDA  
CITY COUNCIL REGULAR SESSION MINUTES**

Mount Dora City Hall  
510 North Baker Street, Mount Dora, FL 32757  
May 5, 2026, 6:00 p.m.

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**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  
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

John Cataldo, District 1, Vice-mayor  
Dennis Dawson, District 3

**PRESENTATIONS**

1. Proclamation Building Safety Month 2026

Mayor Homich presented a proclamation recognizing May 2026 as Building Safety Month in the City of Mount Dora. Building Official Ryan Morgan accepted the proclamation and discussed the importance of building safety, code enforcement, and the 2026 Building Safety Month themes focused on safety, preparedness, and accessibility. Mr. Morgan recognized Building Department staff for their service and announced a Building Safety Month open house to be held on May 15, 2026, at the Building Department office. Councilmembers expressed appreciation for the department's work protecting the community.

**PUBLIC COMMENT**

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

**APPROVAL OF AGENDA**

**APPROVAL OF CONSENT AGENDA**

1. Request Approval of Vendor Agreement with Lake Community Action Agency for the Low-Income Home Energy Assistance Program Vendor Payment (LIHEAP) Program
2. Request to Foreclose on Property at 1640 Stafford Springs Blvd., (AK#3527984) Mount Dora, Florida 32757
3. Request to Foreclose on Property at N. Grandview Ave (AK#1467217), Mount Dora, Florida 32757
4. Request Ratification of the Twenty-sixth and Twenty-seventh Extensions of **Resolution No. 2025-45**, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event
5. Request Approval of Meeting Minutes

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

**ACTION ITEMS**

1. Request Approval of Task Authorization with Faden Builders for Repairs for 3rd Avenue and Baker Street Parking Lot

Community Development Director Adam Sumner presented the proposed task authorization with Faden Builders for repairs to the 3rd Avenue and Baker Street parking lot. Mr. Sumner explained that the existing plastic grid system had failed and staff recommended replacing the surface with a concrete paver system and concrete ribbon, along with regrading improvements.

Mr. Sumner stated the project cost was \$226,464.34 and noted that the City had more than \$1.2 million budgeted for parking improvements.

Council discussion included questions regarding the permeability of the proposed surface materials. Staff confirmed the new system would be more permeable than the existing system.

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

Staff was directed to proceed with the approved task authorization to repair the 3<sup>rd</sup> Avenue and Baker Street parking lot by installing a concrete paver system with a concrete ribbon and regrading, using the selected contractor, with an anticipated construction timeline of approximately sixty (60) days.

***MOTION BY COUNCILMEMBER CRAIL TO APPROVE THE TASK AUTHORIZATION WITH FADEN BUILDERS FOR REPAIRS FOR 3RD AVENUE AND BAKER STREET PARKING LOT; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.***

2. Request for Code Lien Waiver or Reduction for 1422 Plymouth Avenue

Mr. Sumner presented a request for a code lien waiver or reduction concerning the property located at 1422 Plymouth Avenue. The current property owner, Michele Holmes, was present through electronic media technology.

Staff advised that the property had accrued liens for two violations totaling \$43,800, in addition to direct City costs of \$979.35. Staff explained that Ms. Holmes was attempting to sell the property and that a prospective buyer had undertaken efforts to improve site conditions.

Council discussed the City's code enforcement process, voluntary compliance efforts, and the condition of the property. Some Councilmembers expressed concern regarding maintaining integrity and consistency in code enforcement matters.

A motion was made to reduce the lien amount to \$10,000, provided that the reduced amount be paid by June 4, 2026, and that remaining debris on the property be removed by that same date. The motion further provided that failure to comply would result in reinstatement of the original lien amount.

Council and staff discussed tabling the item.

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

Property owner Michele Holmes spoke with Council about the circumstances.

***MOTION BY COUNCILMEMBER ROLFSON THAT IN CODE COMPLIANCE CASE #E2025-0119, THE EXISTING FINE BE REDUCED TO \$10,000, WITH THE STIPULATIONS THAT THE REDUCED FINE WILL BE PAID TO THE CITY OF MOUNT DORA AND THE DEBRIS CLEANED FROM THE PROPERTY ON OR BEFORE JUNE 4, 2026. FAILURE TO PAY THE TOTAL REDUCED FINE AND CLEAN THE DEBRIS WILL RESULT IN THE FINE REVERTING TO ITS ORIGINAL AMOUNT OF \$44,779.35; COUNCILMEMBER BRYANT SECONDED THE MOTION.***

Council further discussed the issue.

***MOTION BY COUNCILMEMBER ROLFSON THAT IN CODE COMPLIANCE CASE #E2025-0119, THE EXISTING FINE BE REDUCED TO \$10,000 WITH THE STIPULATIONS THAT THE REDUCED FINE PLUS CLEAN UP AND STAFF COSTS OF \$979.35 WILL BE PAID TO THE CITY OF MOUNT DORA ON OR BEFORE JUNE 4, 2026 OR IT REVERTS BACK TO THE ORIGINAL AMOUNT OF \$44,779.35;***

**COUNCILMEMBER CRAIL SECONDED THE AMENDED MOTION. MOTION PASSED WITH A 3-2 ROLL CALL VOTE.**

**YES**      **Homich**  
              **Crail**  
              **Rolfson**  
**NO**        **Walker**  
              **Bryant**

**PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES**

1. Request Adoption of **Resolution No. 2026-14**, Aerial Fireworks Display at July 3, 2026 Freedom on the Waterfront Event

Mr. Brackins read Resolution No. 2026-14 by title only.

RESOLUTION NO. 2026-14

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, PERTAINING TO THE 2026 FREEDOM ON THE WATERFRONT 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.

Cultural and Special Events Manager Chris Carson spoke about the event.

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

**MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2026-14, AERIAL FIREWORKS DISPLAY AT JULY 3, 2026 FREEDOM ON THE WATERFRONT EVENT; COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.**

2. Request Adoption of **Resolution No. 2026-15**, Establishing the Mission Statement, Core Values, and SERVE Guiding Principles as the Official Operational Framework for the Nathaniel Bell Community Resource and Recreation Center

Mr. Brackins read Resolution No. 2026-15 by title only.

RESOLUTION NO. 2026-15

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, FORMALLY ADOPTING AND ESTABLISHING THE MISSION STATEMENT, CORE VALUES, AND SERVE GUIDING PRINCIPLE AS THE OFFICIAL OPERATIONAL FRAMEWORK FOR THE NATHANIEL BELL COMMUNITY RESOURCE AND RECREATION CENTER; PROVIDING FOR IMPLEMENTATION; 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.

The Council considered Resolution No. 2026-15 establishing the Mission Statement, Core Values, and SERVE Guiding Principles as the operational framework for the Nathaniel Bell Community Resource and Recreation Center.

Discussion included review of terminology used within the proposed document and potential revisions necessary for consistency with recently adopted state law. The City Attorney recommended removing or replacing certain words, including "inclusion," "inclusive," "equity," and "equitable."

Councilmembers discussed the importance of obtaining additional public input and ensuring the adopted framework reflected the City's operational goals.

Staff was directed to revise the Nathaniel Bell Community Resource and Recreation Center Mission Statement, Core Values, and SERVE Guiding Principles to remove or replace terminology identified during discussion and return a revised copy of Resolution No. 2026-15 for final adoption at a subsequent meeting.

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

***MOTION BY COUNCILMEMBER WALKER TO ADOPT RESOLUTION NO. 2026-15 TONIGHT WITH THE PROVISION THAT MR. BRACKINS CHANGE EVERY WORD THAT WOULD NOT ALIGN WITH RECENTLY ENACTED STATE LAW PERTAINING TO DIVERSITY, EQUITY AND INCLUSION LANGUAGE; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A 5-0 ROLL CALL VOTE.***

### **PRIORITY PROJECT UPDATES**

#### 1. Presentation Damaged Stormwater Facilities Recovery Update

Staff provided an update regarding ongoing stormwater facility recovery and improvement projects.

The presentation included discussion of erosion control measures, underdrain installation, roadway resurfacing, and groundwater mitigation efforts associated with the project area. Staff explained that work continued along the eastern portion of the site and included installation of additional underdrains and stabilization improvements.

Council discussion addressed the use of rip rap and vegetation on project slopes, plant material availability following recent freeze conditions, and overall project timelines.

Staff advised that a progress meeting was scheduled for the following day and that staff hoped to provide a definitive grand opening date in the near future.

Staff further discussed funding opportunities, including obtaining contractor proposals for repairs to the Chautauqua and George Court stormwater structures and associated canal dredging, applying for a Hazard Mitigation Grant Program (HMGP) grant to increase the capacity of Dogwood Pond, and Applying for an approximately \$400,000 grant for a larger-scale hydraulic model of the area.

2. Update Landfill (City Attorney)

The City Attorney provided an update regarding the landfill matter and advised that notice had been provided approximately eight to nine days earlier, with no response received from the opposing party.

The City Attorney further advised that the City was coordinating with outside counsel and Lake County regarding potential approaches to resolve the issue.

**CITY MANAGER'S REPORT**

No report.

**CITY ATTORNEY'S REPORT**

No report.

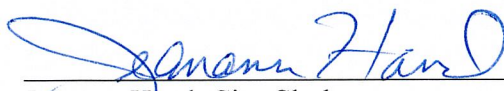
**COMMUNICATIONS AND REPORTS**

Council and staff shared community updates, including recognition of a \$50,000 matching grant opportunity from the Mount Dora Community Trust and a reminder regarding the upcoming joint planning meeting between Lake County and local municipalities on May 18. Additional comments included discussion of local events and community activities.

**ADJOURNMENT**

There being no further business for discussion, the meeting adjourned at approximately 7:42 p.m.

  
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**JAMES HOMICH, MAYOR**  
City of Mount Dora

  
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Jeanann Hand, City Clerk