CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES
Mount Dora City Hall
510 North Baker Street, Mount Dora, Florida 32757
July 7, 2026, 6:00 p.m.

CALL TO ORDER

Having been duly advertised as required by law, Mayor Homich called the meeting to order at 6:00 p.m.

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
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
Marc Crail, District 4

PRESENTATIONS

1. Proclamation Parks and Recreation Month

The Mayor proclaimed July 2026 as Parks and Recreation Month in the City of Mount Dora. Staff recognized the Parks and Recreation Department for its continued commitment to providing recreational programs, maintaining parks and facilities, and serving the community throughout the summer.

PUBLIC COMMENT

Mayor Homich opened public comment.

David Williamson, 41634 Gray Heron Lane, spoke about his bid to be a Lake County Commissioner.

Mandy Richardson, 30313 Gidran Terrace, spoke about regional odor issues.

Mayor Homich closed public comment.

APPROVAL OF AGENDA

CONSENT AGENDA

1. Request Ratification of the Mount Dora Fire Department's application for the FEMA Fire Prevention and Safety Grant
2. Request Approval of Memorandum of Understanding for the School Resource Officer Program between the Mount Dora Christian Academy and the City of Mount Dora
3. Request Approval of Requisition No. 26-3776 for the Purchase of Four Ford Maverick Vehicles from Duval Ford
4. Request Ratification of the Thirty-fourth, Thirty-fifth and Thirty-sixth 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 THE CONSENT AGENDA; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Agreement Between the City of Mount Dora and 120Water Related to Lead and Copper Compliance

The City Council considered an agreement between the City and Mount Dora Utilities to comply with federal and state Lead and Copper Rule requirements.

Staff explained the City's ongoing efforts to identify service line materials, implement predictive modeling, and provide an online reporting dashboard for residents.

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

MOTION BY COUNCILMEMBER WALKER TO APPROVE THE AGREEMENT BETWEEN THE CITY OF MOUNT DORA AND 120WATER RELATED TO LEAD AND COPPER COMPLIANCE; COUNCILMEMBER ROLFSON SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

2. Request Approval of Agreement with D.E. Scorpio Corporation Construction Manager at Risk Services for Fire Station #34 (Donnelly Street) Administration Building and Alterations

The City Council considered an agreement with D. E. Scorpio Corporation to provide Construction Manager at Risk services for the renovation and expansion of Fire Station No. 34.

Staff explained the project funding and clarified the difference between the budgeted amount and current expenditures.

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

MOTION BY COUNCILMEMBER BRYANT TO APPROVE THE AGREEMENT WITH D.E. SCORPIO CORPORATION FOR CONSTRUCTION MANAGER AT RISK SERVICES FOR FIRE STATION NO. 34 (DONNELLY STREET) ADMINISTRATION BUILDING AND ALTERATIONS; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of Resolution No. 2026-20 Releasing and Terminating a Temporary Utility Easement with One Oak MD Groves, LLC

Mr. Brackins read Resolution No. 2026-20 by title only.

RESOLUTION NO. 2026 – 20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT DORA, FLORIDA, APPROVING THE 'RELEASE AND TERMINATION OF TEMPORARY UTILITY EASEMENT' BETWEEN THE CITY AND ONE OAK MD GROVES, LLC, AS ATTACHED HERETO; PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The Council considered Resolution No. 2026-20 authorizing the release and termination of a temporary utility easement associated with One Oak MD Groves, LLC.

The property owner agreed to temporarily relocate overhead electrical utility infrastructure on their property while the City completed an undergrounding project to serve the Mount Dora Groves South development. The City agreed to remove their electrical utility infrastructure from the Easement Area within thirty days of completion of the undergrounding project. The electrical utility infrastructure was removed mid-June.

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

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2026-20 RELEASING AND TERMINATING A TEMPORARY UTILITY EASEMENT WITH ONE OAK MD GROVES, LLC; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

2. Request Adoption of Resolution No. 2026-21 to Apply for the Cultural Facilities Grant

Mr. Brackins read Resolution No. 2026-21 by title only.

RESOLUTION NO. 2026-21

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE FLORIDA DIVISION OF ARTS AND CULTURE, CULTURAL FACILITIES PROGRAM REQUESTING $500,000 FOR THE EVANS PARK PROJECT; AUTHORIZING THE COMMITMENT OF $1,000,000 IN

MATCHING FUNDS; 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. 2026-21 authorizing submission of a Cultural Facilities Grant application for improvements to Evans Park.

Staff explained the proposed improvements, including restroom facilities and a performance stage.

Mayor Homich opened public comment.

Josh Hemingway, 1177 East Fifth Avenue, spoke about the consequences of applying for grants.

Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO ADOPT RESOLUTION NO. 2026-21, APPLYING FOR THE CULTURAL FACILITIES GRANT; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A 6-0 ROLL CALL VOTE.

DISCUSSION ITEMS

1. Joint Planning Area (JPA)

The Council held an extensive discussion regarding the proposed Joint Planning Area Agreement with Lake County. Council and staff discussed the JPA revision attached to the agenda item. Council and staff reviewed various sections of the document, discussing the appropriateness of the proposed language.

Topics included protection of the City's authority over utilities and future development, elimination of Planned Unit Development (PUD) Future Land Use provisions, Wolf Branch Innovation District provisions, historical issues associated with Sullivan Ridge and Stoneybrook developments, the importance of preserving the City's negotiating position and ensuring the agreement clearly protects municipal interests, due diligence during contract negotiations, potential revisions to Sections 4(c) and 4(f), and scheduling additional negotiations with Lake County.

Council generally agreed additional negotiations were necessary before bringing a revised agreement back for consideration. Council was in favor of a workshop with Mr. Brackins present.

PRIORITY PROJECT UPDATES

1. Landfill Litigation

Councilmember Rolfson confirmed Council consensus to follow Mr. Brackins's suggestions for moving forward.

2. Witherspoon Lodge

Mr. Brackins spoke about litigation actions related to this topic. The Council discussed settlement negotiations, eminent domain considerations, and coordination with Lake County while recognizing the confidential nature of ongoing legal negotiations.

CITY MANAGER'S REPORT

1. The Florida League of Cities Voting Delegate Appointment Request

A consensus of Council designated Councilmember Rolfson to be the Council's Voting Delegate at the 2026 Florida League of Cities (FLC) Annual Conference.

2. City Manager's Upcoming Conference Training Session, Acting City Manager from August 12, 2026, to August 15, 2026

Assistant City Manager Steve Langley will be Acting City Manager while Mr. Sandersfeld attends the FLC Annual Conference.

3. FY 2024-25 Audit Status Update - Informational

An audit communication letter was included in the agenda packet.

COMMUNICATIONS AND REPORTS

Council received a report on recent Florida League of Cities advocacy meetings in Washington, D.C., including discussions on FEMA funding, federal grant opportunities, infrastructure funding, transportation priorities, and efforts to simplify federal grant processes.

Council recognized staff for the successful Fourth of July activities and discussed future community engagement opportunities, including Freebee transportation services, community movie nights, sporting event watch parties, and the potential purchase of a portable outdoor viewing screen.

Council also discussed mandated budget expenditures, preparation for upcoming budget workshops, potential employee housing assistance programs for public safety personnel, and the feasibility of a VA-style homeownership assistance program to support recruitment and retention.

Additional discussion included Metropolitan Planning Organization (MPO) transportation priorities, Norfolk Island Pine removal procedures, public education regarding animals left in hot vehicles, the status of the Fiscal Year 2024–2025 audit, and recruitment of additional Northeast CRA Advisory Board members.

ADJOURNMENT

There being no further business, the meeting adjourned at approximately 8:17 p.m.

JAMES HOMICH, MAYOR
CITY OF MOUNT DORA

JEANANN HAND, City Clerk