CITY OF MOUNT DORA, FLORIDA
CITY COUNCIL REGULAR SESSION MINUTES
Mount Dora City Hall
510 N. Baker St.
Mount Dora, FL 32757
August 4, 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

A moment of silence and the 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
Drew Smith, City Attorney
Jeanann Hand, City Clerk

BOARD APPOINTMENTS

1. Northeast Community Redevelopment Agency Advisory Committee

Councilmember Crail proposed the appointment of Franco Garcia to the Northeast CRA Advisory Committee.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE APPOINTMENT OF FRANCO GARCIA TO THE NORTHEAST CRA BOARD; COUNCILMEMBER WALKER SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

PRESENTATIONS AND PROCLAMATIONS

Mayor Homich recognized the 236th birthday of the United States Coast Guard, expressing appreciation for the service and sacrifice of Coast Guard members.

1. Florida League of Cities Presentation

Florida League of Cities President Holly D. Smith addressed the Council regarding her presidential initiative of 'Building Bridges and Making Connections.'

She spoke about the League's advocacy, education, and training efforts, as well as its role in educating elected officials regarding proposed constitutional amendments affecting local government.

2. Friends of the Library Certificate of Recognition

The Council presented a Certificate of Recognition to the Friends of the Mount Dora Library for their continued support of library programs and capital projects.

3. Fiscal Year 2024-2025 Annual Comprehensive Financial Report

A representative of the City's independent auditing firm presented the Fiscal Year 2024-2025 Annual Comprehensive Financial Report. The City received an unmodified audit opinion with no material weaknesses or significant deficiencies identified.

4. Donnelly Park Urban Tree Revitalization Plan

Mark Miller, the City's Urban Forester presented the Donnelly Park Urban Tree Revitalization Plan, which included the removal of an existing extreme-risk tree, installation of a replacement shade tree funded by Friends of the Environment, planting of two Cathedral Live Oaks funded through a $35,000 FDACS grant and future planned improvements.

PUBLIC COMMENT

Mayor Homich opened public comment.

Josh Hemingway, 1177 East Fifth Avenue, spoke about utility bills and public education on utility costs.

Charity McClarty, 1841 Montclair Court, spoke about surveillance cameras.

Mayor Homich closed public comment.

RECESS

At 7:01 p.m., Mayor Homich recessed the City Council meeting to convene the Community Redevelopment Agency (CRA) meeting.

Following adjournment of the CRA meeting, at 7:03 p.m., Mayor Homich reconvened the City Council meeting.

CONSENT AGENDA

1. Request Approval of Joint City-CRA Interlocal Agreement Regarding Repayment of Capital Improvement Note, Series 2018
2. Request Ratification of the Thirty-ninth and Fortieth Extensions of Resolution No. 2025-45, Declaring a Local State of Emergency Related to October 26-October 27, 2025 Flood Event

3. Request Approval of Meeting Minutes

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE AGENDA AND THE CONSENT AGENDA; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

ACTION ITEMS

1. Request Approval of Phase I of the Simpson Farmhouse Expansion Project and Lake County Interlocal Agreement for $50,000 in Library Impact Fee Funding

Library Director Cathy Lunday presented Phase One of the Simpson House Expansion Project, including parking, stormwater, pedestrian, and site improvements. She reported that the City is seeking $50,000 in Lake County Library System impact funding toward the $146,400 engineering and site plan cost, reducing the City's anticipated share to approximately $96,400.

The project will increase parking from nine to 23 spaces, improve pedestrian connections and safety, preserve significant existing trees, and provide enhanced recreational and landscaped areas. Council discussed lighting, neighborhood pedestrian access, tree preservation, and stormwater management. Staff advised that the civil engineer will complete stormwater and drainage calculations as part of the design process.

Mayor Homich called for public comment. No one spoke. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE PHASE I OF THE SIMPSON FARMHOUSE EXPANSION PROJECT AND LAKE COUNTY INTERLOCAL AGREEMENT FOR $50,000 IN LIBRARY IMPACT FEE FUNDING;

COUNCILMEMBER CRAIL SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

2. Request Approval of Amendment 2 to the Agreement for All-Requirements Purchase and Sale of Electric Energy with Orlando Utilities Commission

Staff presented an amendment extending the City's electric energy purchase agreement to maintain competitive electric rates. Council discussed utility bill composition, seasonal electric usage, future power supply options beyond 2030, natural gas pricing, and OUC's generation mix. Discussion also addressed improving customer communication regarding utility charges and opportunities for energy conservation.

Mayor Homich opened public comment. Josh Hemingway, 1177 East Fifth Avenue, spoke about power costs and the effects on consumers. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER WALKER TO APPROVE AMENDMENT 2 TO THE AGREEMENT FOR ALL-REQUIREMENTS PURCHASE AND SALE OF ELECTRIC ENERGY WITH ORLANDO UTILITIES COMMISSION; VICE-MAYOR CATALDO SECONDED THE MOTION. MOTION PASSED WITH A UNANIMOUS VOICE VOTE.

3. Request Approval of Task Authorization with Faden Builders Inc. for Downtown One-Way Street Project

Staff presented the proposed task authorization for the downtown one-way street conversion project, including the conversion of Alexander, Baker, and Tremaine Streets to one-way operation. The project is intended to create additional downtown parking and improve public safety and pedestrian circulation. Council discussed public education, traffic circulation, parking enforcement, and potential operational impacts.

Mayor Homich opened public comment. Josh Hemingway, 1177 East Fifth Avenue, spoke about downtown traffic patterns and safety concerns. Mayor Homich closed public comment.

MOTION BY COUNCILMEMBER ROLFSON TO APPROVE THE TASK AUTHORIZATION WITH FADEN BUILDERS INC. FOR DOWNTOWN ONE-WAY STREET PROJECT; COUNCILMEMBER DAWSON SECONDED THE MOTION. MOTION PASSED WITH A 5-2 ROLL CALL VOTE.

YES ***Dawson***
Rolfson
Homich
Crail
Cataldo

NO ***Walker***
Bryant

PRIORITY PROJECT UPDATES

Mr. Smith provided brief updates on the landfill litigation and the Witherspoon Lodge.

Parks and Recreation Director Troy Shonk spoke about programming, staffing, and the ribbon-cutting at the Nathaniel Bell Community Resource and Recreation Center.

CITY MANAGER'S REPORT

No report.

CITY ATTORNEY'S REPORT

1. Code of Ordinances Codification Review Update

The City Attorney reported there were no uncodified or codified ordinances requiring discussion.

COMMUNICATION AND REPORTS

Councilmembers reported on regional meetings, stormwater initiatives, County Commission activities and community events, and expressed appreciation for recent City maintenance efforts.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at approximately 8:21 p.m.

JAMES HOMICH, MAYOR
CITY OF MOUNT DORA

Jeanann Hand, City Clerk