AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, MARCH 22, 2021 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting Monday, March 22, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 5:31 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Dan Robuck
Commissioner Mike Pederson
Mayor John Christian

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

INVOCATION

Commissioner Pederson gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. PROCLAMATIONS

None

3. PRESENTATIONS

A. THE Spring Games at Sleepy Hollow Wrap-up

Alison Strange, THE Spring Games, thanked the City Commission, City staff and the Leesburg Partnership for everything they did to help bring the Division One softball games to Leesburg this spring; it was a wild success. Tourism development impacts had over five thousand room nights in Lake County from the Division One games and that number is rising, which is something to be excited about. They heard nothing but positive feedback from the teams participating in the event and she wanted to come share that information and thank everyone who helped with this event. This is her eighth year running THE Spring Games and the fourteenth year for this event and she has never seen a City turnaround and be as supportive and as willing to do whatever it takes to make an event like this happen. From the City

Commission, City staff, to the Leesburg Partnership, so many people came out to help make this happen. She brought goodie bags for the Commission members and asked that the City Clerk distribute them after the meeting. She also mentioned that if they have not seen any of the videos Lakefront TV produced on the event, they should go check them out because they had such glowing reviews from some of the top coaches from around the nation and they also talked about how great the facilities were. She stated she is looking forward to next years events.

Mayor Christian thanked them for selecting Leesburg for THE Spring Games. He also thanked staff for their hard work and stated hopefully we can maintain the facilities throughout the year so next year it will not be as much work to get it ready.
Commission Pederson complimented and thanked Ms. Strange, along with everyone involved because it was a wonderful event.

Joanie Smalley, Leesburg Partnership, stated that they set up a beer tent along with an ambassador tent where they handed out coupons for the downtown merchants. It was an effort to sell the City, the downtown, and they really had a good response from people, especially from The Big 10, where they got to see from one week to the next where the people came out and they loved our community. They are really excited about next year and the years to come. They cannot wait to not have to be in this Covid bubble anymore. They complimented the way our City handled everything. The weekend of the rain they were very complimentary that we were able to come back and actually proceed with the games that evening. They are appreciative that they were able to be a part of this wonderful event.

Maria Stefanovic, Leesburg Center for the Arts, stated a majority of the restaurants saw the extra traffic. People were sent to Cousin Vinnie's and Mojo's depending on where they were staying throughout the Leesburg area and they all came back the next day with glowing reviews. She thinks everyone did a fantastic job hosting this event and she hopes everyone comes back next year.

B. September 30, 2020 CAFR Review by MSL

Joel Knopp, MSL Auditors, provided an overview of the audit for the fiscal year ending September 30, 2020. He was pleased to report that they had full cooperation from the City as it relates to completing the audit. There were no significant matters that created a complication other than the pandemic disrupting the ability to be onsite as much as they have been previously, but fortunately most documents can be provided electronically. They had to alter their procedures to some degree, but were able to complete the audit in a timely fashion and that was due in a large part with a lot of effort on the City's side with providing the records in the format that they needed them.

Referring to the power point, the services and deliverables (pages 14 and 15) report in the financial statement has an unmodified opinion, which is a clean opinion that the financial statements are presented in accordance with the generally accepted accounting principals. The next report on that same reference relates to government audit standards and it reports any material weaknesses or significant deficiencies that may come to light as a result of looking at the City's internal controls over financial reporting and compliance that would be significant to the financial statements; that was a clean report. There are no internal control findings and no compliance findings to be identified there. With services and deliverables on the next page, that reports on the major state projects for the city, which relates to the aviation grants for the airport, were in good order and no compliance findings or internal control findings were noted. Referring to the independent accountants reports and management letter related to auditor general requirements; the first one looks at the City's compliance with the investment policy and the second one references a variety of auditor general requirements. Looking at the financial condition and any additional control recommendations or findings, those were both clean reports and good results for the City.

The first financial highlight slide points out that the governmental activities and the business type activities and while looking at the financial statements in a full accrual perspective, it takes into account the long-term capital assets of the City, as well as all the long-term debt. The important thing to reference under the governmental activity is the unrestricted net position, which has a four point eight million to the negative. That is primarily a result of the pension and other previous employee benefit liabilities that the City has that are not offset by a related asset and other than the net pension, and the pension trust funds that hold the assets for the pension plans, that was a slight decline from the prior year; a change in that position was positive overall at three point seven million. With the general fund, the key operating fund for the City, he pointed out the fund balance specifically and the unassigned fund balance was eleven point eight million and the total of fund balance is at twelve point nine million. That was a slight decline from the prior year, but the unassigned fund balance has a percentage of total expenditures still at a healthy thirty eight point nine percent for 2020 and that was despite a two point eight million decline in fund balance overall.

In the budget actual operation results for the City, you will see that the City had a slight decline compared the budget of four hundred thousand and they did keep the expenditures at a positive two point two million. It compared the budget, so there was a cost savings generated primarily due to making adjustments throughout the year due to the Covid impacts. The net change in fund balance where we see the projected spend down was four point six million and the actual spend down was two point eight million, was a positive budget actual result for the City. There was one item that they noted in the communication related to the building inspections and building permits fund, and that is for the City to continue keeping an eye on that fund balance level because there are statute requirements as to not maintaining too much of an excess fund balance in that fund. He knows the City has made efforts to reduce permit fees and spend down that fund balance, but it is just something to keep an eye on moving forward.

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Issues brought up will not be discussed in detail at this meeting. Issues will either be referred to the proper staff or will be scheduled for consideration at a future City Commission Meeting. Comments are limited to three minutes.

Lay Brother Steven Gerard, Tangerine Court, stated the Life and Peace banner was displayed at Main Street and State Route 27 today for marketing purposes. He recently attended the Fruitland Park and Lady Lake council meetings. Fruitland Park is moving in the new direction of reviewing and updating its City Charter and he encourages Leesburg to review its City Charter after the rezoning for the Villages expansion. The new Charter, to be amended, would include a new historic overlay zone add-on to the zoning and that is the new direction for prolife in America. He provided a four page flyer that he created listing all the churches in the City of Leesburg. He introduced everyone to Pamela Dryer from St. Paul Catholic Community; she is part of the Respect Life Committee. The Father's House is celebrating its twenty fifth anniversary this Sunday and the Salvation Army will be celebrating five years in their new building structure in June. He provided the recipe of success for Leesburg's life peace zone. He feels it is very important that we establish a Leesburg prolife interfaith committee.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call

Items pulled for discussion:

5.C.2 = Month-to-Month Lease Agreement with Import Sales of Lake County, LLC., d.b.a. Bill Bryan KIA, located at Leesburg International Airport;
5.C.3 = Month-to-Month Lease Agreement with Import Sales of Lake County, LLC., d.b.a. Bill Bryan Subaru, located at Leesburg International Airport;
5.C.8 = Joint Participation Agreement with Florida Department of Transportation (FDOT) for Landscaping Improvements along State Road 500 (441) from Sleepy Hollow to Airport View; and
5.C.10 = Execution of an Impact Fee Credit Agreement with Bentley Ridge Holdings, LLC.

Commissioner Pederson moved to adopt the Consent Agenda except for 5.C.2, 5.C.3, 5.C.8, and 5.C.10, and Commissioner Robuck seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:
(Each item has its coordinating Resolution number listed below the header)

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held March 8, 2021

B. PURCHASING ITEMS:

1. Purchase request by the Public Works Department for the City Hall Elevator Modernization project by Johnson-Laux Construction, LLC for an amount of $142,128.74.

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing acceptance of the City's Annual Audit for Fiscal Year ending September 30, 2020 by MSL; and providing an effective date.

Resolution 10,821

4. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Agreement, between the City of Leesburg and Skybolt Aeromotive Corp., for 9000 Airport Blvd, Leesburg, FL 34788, at the Leesburg International Airport; and providing an effective date.**

Resolution 10,822

5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing and directing the Mayor and City Clerk to execute a contract between the Federal Bureau of Prisons for the purpose of specifying terms under which the City will provide natural gas service to the Federal Correctional Institution in Coleman, Florida; and providing an effective date.**

Resolution 10,823

6. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Gas Service Agreement with HLC Windsong, LLC, by Hanover Land Company, LLC, its manager; and providing an effective date.**

Resolution 10,824

7. **Resolution of the City Commission of the City of Leesburg, Florida, ratifying the appointment of Corporal John Sommersdorf as the "Fifth Member" of the Leesburg Police Officers' Pension Board for a two-year term to expire December 31, 2022; and providing an effective date.**

Resolution 10,825

9. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute an amendment to the Florida Department of Transportation (FDOT) Traffic Signal Maintenance and Compensation Agreement; and providing an effective date.**

Resolution 10,826

2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a month-to-month lease agreement with Import Sales of Lake County, LLC, d.b.a. Bill Bryan KIA, for real property located at the Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 10,827

Commissioner Pederson introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Robuck made motion to adopt the resolution and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Pederson commented with this being a month to month lease, and even though there really is not much we can do with the property, that rate is awfully low and he wanted that on the record. **Commissioner Robuck** stated he was going to pull this based on what we sold the Jenkins property for (he does not really remember) but it was about eight hundred thousand dollars an acre. **Commissioner Pederson** agreed that it was a big number and these numbers come out some where in the neighborhood of after five years, the city only makes ten to twenty thousand dollars based on the income. It does seem like a big discrepancy and he wanted to bring that to the attention of the Commission. He is not going to vote it down now, but he wanted to bring this front and center.

Tracey Dean, Airport Manager, stated that fifteen cents is not all that low. Most all the aeronautical land is running about sixteen cents and that varies a little because it increases with CPI and not all leases are identical. That fifteen cents is actually an increase on one of the lots and the KIA lot was put in place back in 2013 and that was considerably lower. With the Subaru lease, that one is newer, and that came on under her watch and she kept that lease at fifteen cents. She also has two other ground leases, Jenkins and Phillips Toyota, which both of those are at the fifteen cents rate as well. **CM Minner** questioned that these are all car lots. **AM Dean** responded yes. **CM Minner** stated there are two skill systems; the airfield price and the commercial zone price on 441. The first one that was brought up was Jenkins and when we sold that seven acre lot they sold that at a 441 market corridor rate and when we leased to Ruby Tuesdays, the health center, and some of the other big leases along that corridor we are getting more of a commercial rate so those tend to be higher. These are empty lots and history has been to lease those at the air side price, which is the fifteen cents a square foot. We also have to note that these leases have a ninety day out clause which enables us to get a couple of coins for the property as a storage lot for the car dealers. That also gives a ninety day notice window, so if we do sell or get a higher value along the corridor for those lots, we would be able to pull the plug on these leases and we would be able to put in that commercial rate, so this is kind of a hold over. **Commissioner Pederson** stated he stands behind his comments because this is highway property and he feels we are leaving money on the table. **Commissioner Robuck** added maybe we should talk to the airport board and consider what we are going to do with this property because it is much more valuable than what we are getting. This is on 441, it is the corridor, and that is not how we are leasing it right now. It is corridor property, and maybe we should go to Bill Bryan to see if they are interested in purchasing it because his guess is their answer would be yes. **Commissioner Pederson** stated he assumes the city would want to hold on to this for future growth of the airport and he would not want to see the us sell it. He realizes many tenants would not want to put a building up there with a month to month lease. This is a strange situation and he is just playing with the numbers. He thinks the numbers are low, but if the airport advisory board supported this he will vote for it tonight, but moving forward he would not mind digging into this a little deeper. **Mayor Christian** added historically when the FAA encouraged the City to purchase these properties it was to protect people from building two to three story buildings. He thinks we should be marketing this as a long-term lease. Right now, we are just getting seven hundred dollars a month helping the car dealers, but as Leesburg continues to grow that corridor becomes more valuable. We should go to the airport board and ask them for a strategic plan for what they envision happening on 441; do they or we have a master plan or are we simply saying we will get seven hundred dollars a month on highway frontage or could we build or construct something there that could get market rate rent for the long term. It is okay for now, but are we really doing anything or will we be here a year from now saying is this the best we can do by having a car dealership store three hundred cars on the frontage of the property for cheap, because he is sure they are not passing that savings on to the consumer. He is sure they are not saying they will give you a cheaper car because they have three hundred cars stored across the street for seven hundred dollars a month. He stated we have to be more fiduciary in our responsibilities because this is highway frontage and it is convenient for the car dealerships to park their cars across the street, but we need to look at our master plan and market this property for future use. **Commissioner Pederson** said he would not want to sell the land. He thinks the airport is a great asset and we will grow into it one day and he thought most of the land at the airport was purchased with grant money involved so we can not sell it.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

3. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a month-to-month lease agreement with Import Sales of Lake County, LLC, d.b.a. Bill Bryan SUBARU, for real property located at the Leesburg International Airport; and providing an effective date.

Adopted Resolution 10,828

Commissioner Burry introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Pederson made motion to adopt the resolution and Commissioner Robuck seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Pederson remarked he pulled this and his remarks from the prior item also apply to this one; he has no further comments.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the resolution.

8. Resolution of the City Commission of the City of Leesburg, Florida,

authorizing the Mayor and City Clerk to execute a Joint Participation Agreement with the Florida Department of Transportation for Landscaping Improvements along State Road 500 (US 441) from Sleepy Hollow Road to Airport View; and providing an effective date.

DENIED Resolution 10,829

Commissioner Burry introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Robuck made motion to adopt the resolution and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Burry stated he understands we would be getting a three hundred and fifty thousand dollar grant, which would purchase the necessary items that go out there, but asked what are we currently spending on that strip of land to maintain it and what are we looking to spend there moving forward. **CM Minner** responded currently we spend around four hundred grand a year on all the medians; that is the 441 corridor, the 441/27 Main Street, and from Dixie all the way out to the airport. This would probably add another forty grand to that, so we would be in the neighborhood of about four hundred and fifty thousand dollars a year. The other piece of the puzzle is, on top of that three hundred and fifty thousand dollar grant, we would be looking at budgeting another two hundred and fifty thousand dollars into the CIP (capital improvement) fund for 2022 plus the State money, so our capital match for the three eighty nine would be two fifty. If the Commission opts to not to do this project, we would turn back the grant and the corridor would remain in the condition it is in now; save two hundred and fifty thousand dollars in capitals, save the forty thousand in reoccurring, and that is just an estimate. **Commissioner Burry** mentioned with the spread of land that is not exactly a big populated area for Leesburg, and wonders if we really want to spend beautification money there. **CM Minner** stated that is really up to the Commission, but remembers when we first started these projects in certain areas they are extremely positive with wanting to do them; for example the Dixie project and the 27/441 triangle, but as we moved forward in other areas support for these started to wane. He really thinks there is value in the corridors, but if this is something the Commission does not want to prioritize then the vote should be no. **Commissioner Robuck** pointed out his feelings are that they should have stopped at the airport and he has voted against the extensions since then. It would be nice in a world of unlimited money, but there are so many other areas in the City that he would rather see us spend this money on beautifying. By the time it is done, if we go all the way down 441, the City will be spending a million dollars a year maintaining that from the mall to Canal and at some point this will get out of control. **Commissioner Connell** asked what the plans are going to cost us because he believes the grant excluded the irrigation. **CM Minner** answered that would have been part of the two hundred and fifty max. **Commissioner Pederson** agrees with Commissioner Burry. He also mentioned that about a year ago he inadvertently, due to not fully understanding the project, torpedoed the project at Dixie and 441 because he misunderstood how much fencing was being done and he regrets it. He wanted to know if this grant money could be applied to that project or does that not qualify. **CM Minner** stated they may be able to shift that back around, but if they were not going to do a project and reallocate the funds, this would be the project he would recommend. The Dixie corridor, he thinks Commissioner Burry is spot on, is more of a rural type of highway area of Leesburg so yes, he can see this not being done. The Newell Hill area where that fence is and the other Dixie project would be projects he would do, but he does not know the answer. He can go back, do some homework and see if they can shift this to the fence. He recommended tabling this or if the Commission did not want that, to just vote no. **Commissioner Pederson** said he learned a valuable lesson that night that he should have asked more questions before torpedoing a project and he should have fully understood the project. Once he fully understood it he thought it was money well spent. He did not realize it was on two sides of the road and he did not realize how much fencing was involved. **CM Minner** commented he thought that project was about three hundred and fifty thousand dollars, but they were going to pay for it with cash and that was without any grant money. This may be a project they would help fund it, it is worth an ask, but he is not very optimistic. **Commissioner Pederson** added he agrees with Commissioner Robuck and Commissioner Burry; he is against the 441 project, but he would like to resurrect the 441 and Dixie project because every time he drives by there he regrets his vote and his comments on that one. **Mayor Christian** asked if they wanted to table this or reject it. **CM Minner** said to just reject it, staff will go back and look at the other project because he does not think FDOT will approve it, but it is worth an ask. He recommended to the Commission that they not execute this JPA, he speak to FDOT and see if they can find some grant moneys to do the fence project.

The roll call vote was:

Commissioner Pederson	No
Commissioner Connell	No
Commissioner Robuck	No
Commissioner Burry	No
Mayor Christian	No

No yeas, five nays, the Commission denied the resolution.

10. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Impact Fee Credit Agreement between the City of Leesburg and Bentley Ridge Holdings, LLC; and providing an effective date.

Adopted Resolution 10,830

Commissioner Burry introduced the resolution to be read by title only. CC Purvis read the resolution by title only.

Commissioner Robuck made motion to adopt the resolution and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and audience.

Commissioner Burry stated that the last time this was before the Commission, there was a lengthy discussion and the value being two hundred thousand dollars. He does not see a benefit for the City to be giving money to the developer in this case. **Commissioner Robuck** stated that he was initially very much against this, but after talking to the City Manager and after Commissioner Connell's comments at the last meeting, it sounds like we either are going to give the two hundred thousand dollars to them or we are going to spend it ourselves. He likes this deal much better because now they only have until September to do this. They have to spend the money and then they get it back only if they build the project over time. **CM Minner** agreed that was correct and the discrepancy we had at the last meeting, when it was tabled, was whether the cost was going to be two hundred thousand dollars or four hundred thousand dollars and the age of the existing lift station. Staff went back and changed a few thing in this agreement 1) we encouraged the developer to start redeveloping that subdivision because it is reasonable to say that it is a blighted area and if we can give them any encouragement to do that we should, and 2) at what cost to the City, so our existing cost is zero; however, there is an existing lift station that is old (thirty plus years) and luckily it has not had any issues, but it is old and if it was used regularly in our system it would have been scheduled for pump upgrades and a change out ten years ago. That cost to the City would be two hundred thousand dollars, which does not include all the bells and whistles for a lift station, but it would be a lift station to replace an aging one in the system. That would be about the cost and that one would be targeted for replacement in the next one to three years. Ten years ago we did not replace it because Bentley Ridge was being proposed and they were going to replace it and then Bentley Ridge stopped, so for ten years we have kicked that can down the road. Knock on wood, whenever you talk about kicking the can down the road it blows up when you let it be, but if Bentley Ridge does not develop in the next one to three years we will be looking to spend around two hundred thousand dollars to make sure that lift station does not blow up. In the interim, we did an old agreement back when that started, which said if you build this subdivision you will build this lift station and that was scheduled. The cost was around four hundred thousand dollars. This lift station was scheduled to replace ours and it put in the capacity and the developers agreed to do that. Unfortunately, they built half of the lift station and the developers stopped and the now the development sits. Now new guys have come in, they bought the infrastructure, and they have what they envision of about two hundred thousand dollars in expenses to finish the new lift station. They will dedicate it to the City and then we would decommission the old one, so essentially this is a quid pro quo for us. There would be no cash exchanging hands. It would be an impact fee credit up to two hundred thousand dollars that would help encourage the development and we added the caveat that if this is not developed by September 1st of this year the deal is off. With that timeframe they are only eligible for up to two hundred thousand dollars of impact fee credits over a five year window. So in five years if they only built one hundred thousand dollars worth of impact fees they would only get one hundred thousand dollars not two hundred thousand dollars so there is a window there. This is reasonable and it does work both ways for the City and the developer, but the Commission needs to decide because it is a give and take.

Commissioner Connell wanted to verify that if we give them this impact fee credit for the lift station that they only have until September 1st to finish it and when its finished it will be oversized so the city would not have to put in two hundred thousand dollars worth of improvements into the existing thirty year old lift station. **CM Minner** answered yes, the new lift station would be built by the developer and it would be oversized to accept our current capacity plus theirs. It would be dedicated to the City and if that all happens it would be done by September 1st, then we would decommission the old lift station and have a brand new lift station. **Commissioner Robuck** stated that is why he went from being one hundred percent against this to being okay with it because he thinks this is a very unique situation because typically when a development comes in they do not need to worry about a lift station, but this is an odd one where we need the lift station whether they do the project or not. **CM Minner** said we would be giving up two hundred thousand dollars in essence because we are giving up two hundred thousand dollars of impact fees. The whole development is scheduled to bring in about two hundred and ninety thousand dollars with about one hundred and sixty eight units at twenty seven hundred each because of the sewer impact fees, so we are giving up two hundred thousand dollars, but we are insuring that it gets built. Plus, we are putting a timeline on it. **Mayor Christian** questioned if there was a previous agreement where we were going to do this with the previous developer. **CM Minner** answered the previous developer was on the hook for developing the whole thing and paying the impact fees. They were told upgrade it, to build the upgraded lift station to fit the whole community and pay the impact fees and that was done at a pre 2007 type of economy. Some may argue with that, but he understands both sides of the argument. A no vote is reasonable, but his recommendation, from where he is coming from, is this is and has been a troubled subdivision and hopefully this impact fee credit would guarantee it moves forward from a blighted subdivision and we added that September timeframe. There are reasonable caveats on it, but he certainly understands and respects the other side, which is they are taking two hundred thousand dollars out of our pocket. **Mayor Christian** added that this development has been sitting there deteriorating for the last eight years. **CM Minner** commented they have now fairly flushed out both sides of the equation. **Commissioner Robuck** wanted to confirm that this lift station was already half way constructed. **CM Minner** responded that the tank is in there along with some other parts. **Commissioner Robuck** then asked if they walk away from this project and we do not give them this deal, could we finish that to end up with the upsized station or do we have to go back to redoing the old one. **CM Minner** answered that would be one of the things in our sleeves if the existing lift station blows up, but we would have to go to the developers and say let us finish it and we would have to take it over and it would cost us two hundred thousand dollars, but if that develops we would have two hundred and eighty thousand dollars coming back. **Commissioner Robuck** said he is more comfortable with giving the four hundred thousand dollar lift station, even if we have to end up paying for it. What makes him nervous is the idea that if we make this deal and we end up having to fix an ancient lift station; that he does not like. **CM Minner** remarked that we would probably kick this can down the road a bit more until that lift station really starts showing some bad signs and then when it does, before it blows up, we would go to the developer and say why not give it to us. That would probably be how we approach that. **Mayor Christian** then said what if the developer comes back and says I will sell it to the City for two hundred and seventy five thousand dollars. He asked if the developer or a representative was present; they were not.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	No
Commissioner Burry	No
Commissioner Pederson	Yes
Mayor Christian	Yes

Three yeas, two nays, the Commission adopted the resolution.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS: COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW) AVAILABLE

A. SECOND READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, implementing the will of the Electors of Leesburg as expressed in a Referendum approving the Amendment of Article I, Sections 8 and 9 of the City Charter, to Create Five (5) Single Member Districts for City Commissioners; establishing new District boundaries based on updated Census information to as to create Districts which are reasonably compact and roughly equivalent in population; establishing a staggered schedule for the Election of Commissioners from the various New Districts; providing a savings clause; repealing conflicting Ordinances; and providing an effective date.

ADOPTED ORDINANCE 21-10

Commissioner Pederson introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the ordinance.

2. An Ordinance of the City of Leesburg, Florida changing the zoning on approximately 31 +/- acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for multi-family apartments for a property generally located south of east Dixie Avenue and West of South Lake Street, as legally described in Section 25, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Lakes at Royal Palm)

ADOPTED ORDINANCE 21-11

Commissioner Burry introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Planning Manager (PM) Dan Miller stated at the last meeting the Commission asked that some changes be made to the apartment sizes. They went back and made an agreement that the apartments be a minimum of eight hundred square feet. There was a request for Section 3b, land use, to make the maximum height on the apartments four stories, which was their initial intent and not the three stories, which was shown. He believes the four stories were mentioned in the agenda memo. Commissioner Burry commented that there was mention of deleting the expiration date. PM Miller stated they have been going back over the plan unit development zonings and deleting the expiration phase clauses because what they have found is all they do is bring the zoning back every four years when none of the surrounding conditions or properties have changed. It causes a great deal of grief in terms of public hearings, city staff, and the public, and there has never been a benefit come from it. At this point, they are deleting those from all future PUD's unless there is a reason to keep them, but they have not found one yet. Commissioner Connell inquired as to the vertical height. PM Miller recommended forty five feet for four stories. Commissioner Connell asked if the adjacent property owners responded back to their notifications. PM Miller answered no. Mayor Christian asked if forty five feet is standard for four stories. PM Miller responded yes, they can play with that height a little, but generally each story runs about ten to twelve feet depending on the architectural design. Commissioner Robuck stated his concern was with the minimum square feet. He knows they said eight hundred square feet, but he does not want an eight hundred square foot four bedroom apartment. He wants to see the square footage per bedroom. PM Miller stated they could work something in there. Commissioner Robuck continued to say that when someone sells the property he would want them to know what their intentions are.

Robert Colvard, Roundstone Development, Snug Harbor Drive, Merritt Island, stated that was one of the things discussed after the last meeting and he did send some proposed minimums for each unit. He had seven hundred square feet for the one bedroom unit, eight hundred and fifty square feet for the two bedroom, and one thousand square feet for the three bedroom apartments. They did set minimum standards and it was brought to his attention today, in a conversation with Mr. Miller, that the commission wanted to see nothing less than eight hundred square feet. His original submitted concept had the one bedrooms at seven hundred and fifty square feet, with the two bedrooms at nine hundred and seventy five square feet, and the three bedrooms at eleven hundred and fifty square feet; so those numbers are nothing that really concerns him. The reason they originally suggested eight hundred square feet was if they decided to do a senior development and if there was two bedroom units it would be difficult to have a minimum square footage without a three bedroom unit in there to compensate for that. CM Minner commented that PM Miller did inform him of the conversations that went back and forth and he was the one that said nothing less than eight hundred square feet and the reason for that was because the one bedroom was still below the Commissions threshold. So, the offer on the table was seven hundred square feet for a one bedroom, eight hundred and fifty square feet for the two bedroom, and one thousand square feet for the three bedroom. He thought the Commissions response would be that for the one bedroom at seven hundred square feet was a little low. Mr. Colvard replied the reason for those numbers was to leave a little flexibility, but the actual concept plan that they have in place right now those numbers are actually larger than that, he just did not want to hamstring. If they do not happen to move forward with their development he did not want to hamstring a future developer with a different design, but he has no issues with the minimum being eight hundred square feet. CM Minner said if they go eight hundred square feet for the one bedroom, eight hundred and fifty square feet for the two bedroom, and a thousand square feet for the three bedroom that would be good. Commissioner Robuck stated he was good with the way it was proposed. He was good with the seven hundred square foot one bedroom apartment, but he would like a stipulation in there with it being a three bedroom per unit. Mr. Colvard said that if he is understanding him correctly if you make the planned unit development one of the conditions that there has to be some three bedroom units. Commissioner Robuck wanted to clarify his comments that he was referring to the size of the apartments, the one bedroom has to be over the seven hundred square feet, the two bedroom over the eight hundred and fifty square feet, and the three bedroom has to be over a thousand square feet. He does not care how many units of each size are put in, but there will be no units over three bedrooms so if someone buys it they can not put in a bunch of four bedroom eight hundred square feet apartments. That is what he does not want to see happen. Mr. Colvard wanted to reiterate on the request for the four stories and the reason that came to be; in the original meetings with Mr. Miller the original PUD that was on the property was four stories and at the time the concept design was turned in, it only showed three stories. He is asking for the four stories because he does not want to hamstring the future potential of this project. Commissioner Pederson asked if forty five feet is enough for a four story building. Mr. Colvard answered yes.

Commissioner Robuck moved to amend the motion to adopt the one bedroom at 700 square foot, two bedroom at 850 square foot, and three bedroom at 1000 square foot minimums as proposed from the developer and add a prohibition on any units having more than three bedrooms and Commissioner Burry seconded the motion.

The roll call vote on the amendment was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission amended the motion to include the sizes of the each unit.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the ordinance as amended.

3. An Ordinance of the City of Leesburg, Florida, vacating 212.38 +/- feet of right of way and consisting of approximately 4,884 square feet, and generally located on the east side of Barrett Avenue, west of Lots 15, 16, and 17 of the Harlem Subdivision, of Leesburg, Florida; and providing an effective date.

ADOPTED ORDINANCE 21-12

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Mayor Christian commented he has to abstain so passed the gavel to Commissioner Pederson to carry out this motion.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Pro Tem Pederson requested comments from the Commission and the audience.

Commissioner Robuck asked with older neighborhoods like this, as projects like this come forward, is there anything the applicants can do to just bring these to the City to fix because most people are not going to have the resources like the CDC has, especially in some of these older neighborhoods, to bring these forward to get fixed. **Commissioner Christian** stated they had the same type of issue on East Street where it was an older neighborhood and it was a city right of way that went right into the front yard of a house. It was not figured it out until they were ready to do something. In these older older subdivisions people are not really doing developments and it is not until you run into a time crunch that these come up, but when they do we will need to clean them up as quickly as possible.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes

Mayor Pro Tem Pederson	Yes
Mayor Christian	Abstain

Four yeas, no nays, one abstain, the Commission adopted the ordinance.

4. **An Ordinance of the City of Leesburg, Florida, modifying the conditions of approval for a SPUD (Small Planned Unit Development) zoning on approximately 0.21 acres for property generally located south of West Main Street and east of south Moss Street, as legally described in Section 27, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED ORDINANCE 21-13

Commissioner Pederson introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the ordinance.

5. **An Ordinance of the City of Leesburg, Florida, modifying the conditions of approval for a SPUD (Small Planned Unit Development) on approximately 0.43 acres, for property generally located south of West Main Street and west of Oakland Street, as legally described in Section 27, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED ORDINANCE 21-14

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Commissioner Robuck made motion to adopt the ordinance and Commissioner Pederson seconded the motion.

Mayor Christian requested comments from the Commission and the audience. There was none.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission adopted the ordinance.

6. **An Ordinance of the City of Leesburg, Florida, rezoning approximately 0.28 acres from C-1 (Neighborhood Commercial) to SPUD (Small Planned Unit Development) to allow for a mechanic shop for a property generally located north of West Main Street and west of Lone Oak Drive as Legally described in Section 27, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

TABLED ORDINANCE

Commissioner Robuck introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Mayor Christian requested comments from the Commission and the audience.

PM Miller stated he spoke with the applicant (the Smedley garage) just before the meeting and he requested a thirty day extension because they were not able to get the two parties together as requested by the Commission at the last meeting. Applicant asked if they could be moved to the last meeting in April on the 26th. Commissioner Pederson stated that he thought the C-1 zoning would allow for this type of development. PM Miller replied not specifically.

Commissioner Pederson made motion to table the ordinance until the regular meeting of April 26, 2021 and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	No
Commissioner Burry	Yes
Mayor Christian	Yes

Four yeas, one nay, the Commission tabled the ordinance.

B. FIRST READING OF ORDINANCES

1. **An Ordinance of the City of Leesburg, Florida, rezoning approximately 6.64 +/- acres from P (Public) and R-3 (High Density Residential) to SPUD (Small Planned Unit Development) for a property located north of East Dixie Avenue and east of South Lake Street, as legally described in Sections 25 and 26, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Venetian**

Isle North)

Commissioner Pederson introduced the ordinance to be read by title only. CC Purvis read the ordinance by title only.

Mayor Christian requested comments from the Commission and the audience. There were none.

C. NON-ROUTINE ITEMS

1. None

7. INFORMATIONAL REPORTS:
The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. Financial Reports as of January 2021

8. CITY ATTORNEY ITEMS:

CA Morrison had nothing.

9. CITY MANAGER ITEMS:

CM Minner had nothing.

10. ROLL CALL:

Commissioner Burry had nothing.

Commissioner Pederson had nothing.

Commissioner Connell had nothing.

Commissioner Robuck had nothing.

Mayor Christian commented on behalf of the Men of Distinction, thanking the City Commission, the City, the many city staff and the residents of Leesburg for the Black Heritage Festival, it was a little windy, but they had an overall positive response. The people socially distanced and they gave out hand sanitizer and masks. City staff did a wonderful job setting up the stage and providing the barricades. It was very pleasant to work with them and he thinks they did a great job; it was a good time. Dr. Jasper was one of the committee members attending and she concurred with him from the audience. She is handing out hand sanitizer and face masks as a campaign walking through neighborhoods knocking on doors with a team of people. You may see her out walking, passing out masks and hand sanitizer in those hard hit areas where people may not have access to them and the CDC is supporting her so we ask that if you see her to not call the police on her because she is out there helping. Also, the Health Center, the hospital, and the CDC has teamed up and are encouraging adults over the age of fifty to go to the Resource Center on Friday for their Covid-19 vaccine shots. If you have any relatives or people who are unable to get access who need a vaccination, have them contact the Resource Center. They are taking names and they are wanting at least two hundred people on Friday to get their shots. If you know anyone who may have an issue or is in the need of getting a shot please reach out to the Resource Center or the CDC.

11. ADJOURN:

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 728-9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.

The meeting adjourned at 6:37 p.m.