

**AGENDA MINUTES  
CITY COMMISSION MEETING  
VENETIAN CENTER, 1 DOZIER COURT  
MONDAY, MAY 10, 2021 5:30 PM**

**1. CALL TO ORDER**

The City of Leesburg Commission held a regular meeting Monday, May 10, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 5:30 p.m. with the following members present:

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

Commissioner Mike Pederson was absent. 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**

Gas Director, Jack Rogers 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**

**A. None**

**3. PRESENTATION**

**A. None**

**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, Stephen Gerard, Tangerine Court, stated he is delighted to report back on the diplomacy of

life and the progress for the sanctity of life in the United States. He said this is the most appropriate time to do so, with Mothers Day and Fathers Day, and while we all have wonderful mothers and fathers, his mother made some pretty good cobblers. He was happy to announce that Lubbock, Texas is the latest city for the Sanctity of Life where the citizens have just voted it a sanctuary city for the unborn and that means they are outlawing abortions. He previously dropped off a resolution from Roswell, New Mexico and he hopes this commission will pray about initiating a resolution declaring Leesburg a prolife sanctuary city.

**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.B.1 and 5.C.2**

5.B.1 = Purchase request by Public Works/Solid Waste for an air curtain burner

5.C.2 = Third Amendment to the Amended and Restated Ground Lease with Venetian Gardens Site Holdings, LLC

Commissioner Robuck moved to adopt the Consent Agenda except for **5.B.1 and 5.C.2**, and Commissioner Burry seconded the motion.

The roll call vote was:

|                      |     |
|----------------------|-----|
| Commissioner Connell | Yes |
| Commissioner Robuck  | Yes |
| Commissioner Burry   | Yes |
| Mayor Christian      | Yes |

Four 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 April 26, 2021**

**B. PURCHASING ITEMS:**

**2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Services Agreement with US Water Services Corporation for an amount of \$85,711.00; and providing an effective date.**

Resolution 10,851

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Change Order No. 4 with Evergreen Construction Management, Inc. for the Aquatic Complex project for an amount of \$151,823.28 and amending the owner contingency amount to \$198,586.65; and providing an effective date.**

Resolution 10,852

**C. RESOLUTIONS:**

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Revised Memorandum of Agreement to reimburse U.S. Customs and Border Protection (CBP), for costs related to FY 2021 IT Refresh, repealing the memorandum executed on April 26, 2021 by Resolution 10,847; and providing an effective date.**

Resolution 10,853

1. **Purchase request by Public Works / Solid Waste for an air curtain burner using a General Services Administration (GSA) Multiple Award Schedule (MAS) from Air Burners, Inc. for an amount of \$135,211.03.**

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

Commissioner Robuck made motion to approve the purchase request and Commissioner Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Connell asked if there were any permitting requirements for this because when reading the memorandum it looks like this company has a monopoly on this type of equipment; are they going to maintain it, and what is the cost to maintain it versus what we are currently doing. **CM Minner** answered that he does not have an exact cost for the maintenance, but we spend about fifty thousand dollars a year on the collection of debris. When our residents put out their yard debris, we pick it up and take it to the old landfill and dispose of it. Currently, each year we budget about fifty thousand dollars to get rid of that debris and we do it one of two ways, whichever is the cheapest way is the one we choose.

We either chip it or have another company come in and burn it, but either way it costs about fifty grand a year and that does not keep us up-to-date, we always have a big stack of stuff. The plan staff thinks is best (which is a little bit of a copy from Fruitland Park) is to purchase the air curtain so we can do our own and that cost is the one thirty five. At this time he is not sure of the market on this, but staff feels pretty confident that in about three years we will make our money back. As far as permitting goes, a permit is required and we are optimistic that we will get one because Fruitland Park received one.

However, we will not proceed forward with the purchase until we have that permit in hand. We cannot apply for the permit until we have the commission's approval to make the purchase. For the maintenance we do not have those costs, but the company is providing maintenance to the facilities department so they can get educated on what they need to do to maintain this. Again, he believes we will make our money

back and we will be able to keep up with the workload better.

**Commissioner Connell** inquired what the lifespan is for a piece of equipment like this. **Public Works Director (PWD), Cliff Kelsey** replied about twenty years. **Commissioner Robuck** questioned how long this company has been in business. **PWD Kelsey** responded he is unsure, but believes it is around twenty-five years. **Commissioner Robuck** commented that he has never heard of a contraption like this, but he also does not know much about the disposal of garbage like this. He asked how long Fruitland Park has been doing this. **PWD Kelsey** answered five years. **Commissioner Robuck** wanted to know if they have been happy with their air curtain. **PWD Kelsey** replied yes.

**Commissioner Connell** asked what the fuel source was for this machine. **PWD Kelsey** answered that it is diesel fuel. **Commissioner Connell** then questioned if it has a self contained tank on it because he noticed in the memorandum that it can be moved around. **PWD Kelsey** responded that it does and it is portable and that is why they like it; they can move it and take it where ever it is needed. The one Fruitland Park has is stationary and they have to bring everything in, but we chose for the portable option. **Commissioner Connell** inquired if we have the equipment necessary to move this or would we have to purchase a truck to move it around. **PWD Kelsey** answered it is a roll off container and we already have the trucks necessary to move it. It would be used in solid waste for roll offs and it is compatible, which is why we want to go with this brand, because it meets all the specifications.

**Commissioner Burry** asked if we have the equipment necessary to clean it, like a skid steer and stuff like that. **PWD Kelsey** replied yes.

The roll call vote was:

|                      |     |
|----------------------|-----|
| Commissioner Robuck  | Yes |
| Commissioner Burry   | Yes |
| Commissioner Connell | Yes |
| Mayor Christian      | Yes |

Four yeas, no nays, the Commission approved the purchase request.

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing and directing the Mayor and City Clerk to execute a Third Amendment to Amended and Restated Ground Lease between the City of Leesburg and Venetian Gardens Site Holdings, LLC for the purpose of ratifying and confirming previous agreements despite lack of two witnesses to signatures; and providing an effective date.**

#### **ADOPTED RESOLUTION 10,854**

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 Burry seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Connell inquired if this will change the deadline dates they were given to start the project and get it done. **CM Minner** remarked that this does not change any of that; in fact it shows that they

were doing what they said they were going to do. The reason for this amendment is Thad Boyd is transferring his shares of the Venetian Isles restaurant and the buyer they are bringing in thought there should be two witnesses on the agreement as part of the sale. **Mayor Christian** asked if we knew who the new buyer is. **CA Morrison** answered he has not seen the paperwork yet, but these people were already involved and they are just buying him out; at least that was his understanding. **CM Minner** commented he was told his name, but cannot remember; however, he is a very reputable restaurateur and investor from Orlando. **Mayor Christian** mentioned that if he was already involved that means we have already vetted him a little bit.

The roll call vote was:

|                      |     |
|----------------------|-----|
| Commissioner Burry   | Yes |
| Commissioner Connell | Yes |
| Commissioner Robuck  | Yes |
| Mayor Christian      | Yes |

Four yeas, no 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. None**

**B. FIRST READING OF ORDINANCES**

- 1. An Ordinance of the City of Leesburg, Florida, amending the mixed-use PUD (Planned Unit Development) on approximately 640 +/- acres to extend the timeframe of the development for a property generally located north of Poe Road at the intersection of CR 44, west of Radio Road and extending northwest to Haines Creek, as legally described in Sections 3, 4, and 5, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Orange Bend)**

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.

Commissioner Connell asked if there was a reason for this extension. **CM Minner** replied that the planning and zoning department, along with the commission currently has a forty-eight month sunset provision within their PUDs and that sunset provision sets the clock for a subdivision to start building once they receive an approval. If they do not start building and that sunset provision expires they have to come back and reapply for another approval. When they have come back we either make a provision to not sunset them or we have taken that forty-eight months and renewed it with no sunset provision

meaning they never have to come back again. There have been times we have not put that provision in the PUD for a sunset and that went unspoken. There are about seven subdivisions that have gone through this process and at this stage Orange Bend is about to sunset. The Planning and Zoning Manager is recommending this change because from the planning spectrum it gives finality to the zoning and land use maps. When this is done it is set forever and there is no changing it. They have had three or four different subdivisions come back after they have expired and they have had to go through the same process over again and listen to the same arguments and do the same things over again, so this could spare everyone from repeating the same process. That is why this is being recommended.

**Commissioner Burry** stated he understands that we put a forty-eight month clause in there because we want to encourage the development, but he has concerns with having no sunset because at that point what encouragement would we be putting on the developer to develop the subdivision. He wonders about the planning phases, for example; what if a development comes in and it just sits there, hanging out and it never develops. How are we supposed to plan around that, where are our lines to get that done if we do not know if they are ever going to come or not. He knows he is the new guy, but he thinks things like this need some kind of cap. Maybe two years is not a good idea, maybe five years is a better idea, but the indefinite ability to build whenever they want is not necessarily it. Another thing he was looking at and could not find a good example for, is in those PUDs there are lists of what you can do within the PUD. What happens ten years from now if something changes or something that we might not have anticipated happens and now what they were planning cannot go into that development, so he is not sure how that would work. **Mayor Christian** stated that he concurs with Commissioner Burry, he does not think we should be giving them an indefinite pass. He has always been leery of developers who come in saying they are going to build and ten years later they still have not built. He is leaning towards giving them an extension, but we still have to give them a timeframe as to when they need to do something. **Planning and Zoning Manager (PZM) Miller** stated that this provision does not work as an incentive, push or a restriction to build and in the eighteen years he has worked here it has accomplished zero. He understands the point they are making and it seems that we are saying they have to get this done within the forty-eight months, but we can go back to Tara Oaks, we have heard them three times and they still came out with six hundred units all three times. We can talk about Lake Denham, that one went before the board three times along with Fern Drive, which is located by Sunny Side, about a hundred units and the board has seen that one twice and nothing ever changes. He gets the point and respectfully accepts the commission's comments, but it creates a serious problem for staff in terms of predictability because they have four years and then they have to come back before the board. He thinks from staff's perspective, and obviously the commission can vote however, but it creates a lot of extra work for staff, creates an uncertainty for the developers, the city commission and the public to not know what is possible. If the market were to change, and if the developer wanted to make changes, they would have to come back before the board for approval. From his standpoint, he has not seen this create a benefit of any sort; the development community has not taken this as an incentive to get their developments done within that forty-eight months. **Mayor Christian** pointed out that with the other developments Leesburg has not changed much around Tara Oaks, it has only changed a little around Pennbrooke. If you go towards Lake Denham not much has changed on US-27, but if you look at what is happening around Orange Bend and the Silver Lake area, if you get five hundred residents and you have someone come back years from now and say they want to do six hundred acres then we may have an issue. What if CR-44 has not been expanded, what if there has been more car wrecks, more fatalities, people may have a whole different perspective in that area. What would be telling the city commission ten years from now that you have to live with that even though your neighborhood has changed. He understands staff's time, but when a developer comes in they pay us to hire people to deal with that stuff and he does not want to handicap a community that is growing. We may have six hundred new residents in those other developments and unlike Tara Oaks, where he lives, they have not had an influx of new residents like Lake Denham, so nobody is going to come in and scream about five or eight years ago because nothing

has really changed. This is different if they do not build in two years; that whole neighborhood is going to be a different. With CR-44 we have already heard people complaining about the water and the two lane highway and unless that road expands ten years from now this will not be on the forefront of development, it will be on the back end and there maybe some problems. **Commissioner Robuck** wanted to know at what point in the process of a PUD does the developer go through the traffic studies.

**PZM Miller** answered when they first come in for the PUD they have to do traffic and environmental studies. If they have come back for an extension they will not make them do it again. **Commissioner Robuck** asked for the sake of argument if there was no extension and we approved a PUD in 2010 and it was still valid and the developer decided they wanted to build now would they have to do anything with the county for traffic. **PZM Miller** replied yes, they would have to go back to the county at that point for another traffic study. They are required to do it at the first PUD and then they have to do it again at the point of development, unless they start development immediately and consecutively after the approval.

That is the only time you would not have to do it again. **Commissioner Robuck** commented that he gets all the concerns, but he is a little leery about indefinite PUDs because areas change. It would not be quite as we approved it because things change. They would have to mitigate their traffic impacts like the Silver Lake area, which is a really good example, and that is why he asked because he honestly did not know. Now, if there is nine hundred more houses they may have to do a lot more traffic mitigation than they originally thought because things have changed. For him, he would be comfortable as far as maybe ten years because he does not want staff to be unduly pushed, but as Commissioner Burry stated we do not know where things are going to be and that is the furthest he could see out. Even for decision sake as long as the traffic study has to change he could still be comfortable with it in ten years, but he is just not sure if that would take care of 70-80% of them. **PZM Miller** remarked that he does not know if ten years would make a difference from a standard zoning district because you still have to do it all the same; if it were an R-1 zoning district for single family you still have to do all the same stuff. **Commissioner Robuck** pointed out that what he meant is if they approve twenty PUDs a year how many of those do not get built within those ten years, there has to be a number that does not get built. What about four years or five years. He asked that maybe some information and numbers can be pulled together and brought back because it would be helpful to see that so they can pick a year that could possibly eliminate 80% of staffs wasted time as opposed to another year. **PZM Miller** stated that makes sense, but since 2005 when a number of these were done during that timeframe we have been through two major recessions. He is unsure if that is a good way to measure it, we could do it that way, but we do not know what the next ten to fifteen years will hold economically. Those numbers could skew the past ten years. He sees it as making it like a standard zoning district; in terms as it is there, it is locked in, and if they want to change that they would have to come back. It would save this commission a lot of hours listening to the same arguments three times over, every four years. **Mayor Christian** pointed out that they will not be here because they will be termed out so in ten years they will all be gone. **CM Minner** asked if they want them to move forward with this ordinance and make the suggested changes of five or ten years.

**Commissioner Connell** questioned how long the traffic and environmental studies are good for. **PZM Miller** replied it is not for very long; he believes about ninety days. If they are consecutive in the zoning and building it is fine, but once you go to do a zoning you have to do a phase one environmental study, and then once you do a full development phase you would have to do the full environmental and traffic studies rather than the basic analysis. **Commissioner Connell** inquired if they did the full environmental and full traffic study next week and they did not develop their project for four years are those studies still good or would they have to redo them. **PZM Miller** answered that they would have to be redone.

**Mayor Christian** asked if everyone was okay with bringing this back as is or if they wanted staff to make some adjustments. **PZM Miller** wanted to reiterate that staff, from their perspective, has never had anything good come out of this deadline. **Commissioner Robuck** stated he would like to get some data on this because that would be helpful. He would like to know how many have come up, what the outcome was, did anything change, what changed, how they were treated in the past, things like that, which would be helpful for him in making a decision. **Commissioner Connell** remarked his two cents

would be, understanding where Mr. Miller is coming from, if we are to approve something indefinitely or even for a long span of ten years where we have new people moving into that area and they do not have a say down the road on what is going in because it has already been approved prior, he does not know if he would be in favor of an indefinite PUD approval because it is not taking into consideration of the new residents moving in adjacent to that property. **Commissioner Burry** stated that he is good with that and that is his sentiment also. **CM Minner** stated they can amend this to ten years and bring it back if the Commission likes. **Commissioner Connell** said he feels that is too far out. **Mayor Christian** commented that what Commissioner Robuck said works for him; bring back some data to knock around and then decide. **Commissioner Robuck** pointed out that we are talking about a specific PUD here and now it seems like we are talking about what do we do with PUDs in general. Are we looking at making a decision on this single PUD item or are we now looking at all PUDs in general moving forward. **CM Minner** said staff will bring this back next meeting with some data and then the extension is what we will need to talk about; forty-eight, indefinite, ten years. In that context; however, the commission will decide what we do with Orange Bend and with that direction to the Planning and Zoning Manager he will take that information and move forward on all PUDs in the future. We have good direction and it will be back in two weeks.

**2. An Ordinance of the City of Leesburg, Florida, amending Chapter 17, Pensions and Retirement, Article IV, Police Officers' Retirement Fund, of the Code of Ordinances of the City of Leesburg; amending Section 1, Definitions; providing for codification; providing for severability of provisions; repealing all Ordinances in conflict herewith; and providing an effective date.**

Commissioner Burry 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.

Commissioner Connell stated he would like further clarification on this issue. **CM Minner** stated we have an existing police pension fund, have had it for sometime now. One of the items in that collective bargaining agreement is the definition of pay. There are numerous definitions for the definition of pay, but one of them talks about special duty pay and special duty pay would be items where you may be working a city event, Bikefest or the Fourth of July. It could also be a special duty event that is not city related for example; Walmart at their super Christmas/Thanksgiving shopping events and they want a couple police officers to come in around midnight on Black Friday, those are set up where Walmart pays the officers through the city. It is defined in the collective bargaining agreement what special pay is eligible to be a pensionable pay, so when they get that overtime check you would know what part of your pay is pensionable earnings and what is not. The way the city and the union defined special pay, it is eligible for pensionable benefits, which was agreed on. The actuary for all these years has been defining that special pay as pensionable, so when they do their actuarial report, the city has been paying more into the fund because we have been picking up that 7.5% of the employees contributions. We have been doing this forever and the actuary said you have to fix that. We went back and met with the chief, Melissa and the union representatives and the union decided that they liked the actuaries interpretation of the definition and they want all those duties to be pensionable; the only difference in the unions decisions was that they do not want the retro pay for all those times they got special pay. They want it to be part of the pensionable benefits, but they want it to start on July 1st. The city's position should be okay, we have been paying that actuarial earning so if we start getting that 7.5% from employees it will help us out a little bit, it may be a marginal benefit to the city. In any case, his recommendation is to go ahead keep

the actuary happy and let the special pay be defined that way, and starting July 1st the members of the union will pay their 7.5% of what is a pensionable benefit. Then after that we will have to make an MOU with the CBA and the union to define the special pay as suggested by the actuary. **Commissioner Robuck** stated he knows what the actuary is saying for the calculations that we have to contribute for special pay; however, are they earning pension on that special pay. **CM Minner** said this is the hitch, the actuary has been calculating it with that being a pensionable benefit. **Commissioner Robuck** questioned with that being our contribution. **CM Minner** said yes. **Commissioner Robuck** then questioned if this is actually going into their balances and if it is that could be impacting how much we have to makeup as a catchup contribution. **CM Minner** added that the city is going to start getting that 7.5% from the members for their contributions. **Commissioner Robuck** remarked maybe, maybe not because the catchup contribution is a fake number. The actuarial contribution is not a catchup contribution, the actuarial contribution is a fake number because the pension is not 100% funded, so it is a number they make us put in every year, but their balances are not going up. Now this balance is going to go up and we are going to be putting in the same amount of money and that money is going to get us closer to 100% because it is not actually going to their pension. The actuary is saying we need to pay it, but it is not going to their pension because they do not think it qualifies for their pension because it is not in this collective bargaining agreement. **CM Minner** stated he wanted to make sure he had this right, the actuary is saying that all special duty pay is pensionable. **Commissioner Robuck** pointed out that the CBA does not so it is not going into the balances. **CM Minner** agreed.

**Commissioner Robuck** continued to say that the actuary is looking at it when doing the calculations at the end of the year and he is looking to see how much we have contributed to the pensions. If there is a variance between what he is saying and what the CBA says it just makes it so that we fund the pension further. He stated that he would like further clarification on this when it comes back for second reading.

**CM Minner** stated he will verify that and get further clarification. He does not think that is correct because the actuary says we have to pay 12% and that is our contribution, but that 12% includes the \$20,000 of salary, which was a non-pensionable item that was getting counted as a pensionable item. So, we were paying the 12% but the employees were not helping because they were paying that 7.5%.

**Commissioner Robuck** remarked what is being said makes sense, but the way it was initially worded makes him question that. **Commissioner Burry** asked if he could find out how much or what the percentage is that they are talking about. **CM Minner** stated he will get that and bring it back.

## **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 March 2021**

No comments.

## **8. CITY ATTORNEY ITEMS:**

**CA Morrison** stated he had a brief update on the Value Host Inn or whatever they are calling the Holiday Inn these days. He heard from the broker, who has it up for sale, and he said that the lady who holds the title cannot be served because she resides outside of the country. She was unaware of the foreclosure, obviously, because we were unable to serve her or get in touch with her. The broker said now that she has found out about it she has authorized the broker to do whatever it takes to catch things up. When we looked at the violations it appears all they were cited with was mowing and cleanup violations on the exterior, so we are going to check with code enforcement and verify that, but they should have it cleaned up so it looks better. They are willing to pay all the fines and costs that the city has incurred up-to-date, so we are looking at a twenty some thousand dollar fine paid and the grass gets mowed, but the building will still sit there. **Mayor Christian** wanted to know if the chief could come and talk about code enforcement with the condition of that building and whether or not that structure is in unsafe conditions. Does any of that lie to the level of a code infraction or is this all just grass cutting.

**CA Morrison** answered that it probably does, but it was not part of this case that led to the imposition of this fine. From the legal standpoint of the foreclosure, all we can do is foreclose the fine that was levied. If they cure those violations and pay the fines then on the record they are clear. If the city wants to go out and inspect the buildings and cite the building and housing code violations with what is out there, then they are free to do that. They can start more cases and we can pick this up again, but right now the status of it is lawn mowing and that is all we have to work with. **Mayor Christian** pointed out that we are harder on residential than commercial property owners. This is located on a main thoroughfare and this is not our first time interacting with this particular piece of property and nothing against the owner, but we have been through this with the previous owner. Now we are going to have a code enforcement that is going to sit there for another two years looking all disarray. Can't we go more than a hundred dollars on mowing the grass because that is minimal for a million-dollar property that sits right on the main road.

We have people living there, we have trash every where, and the condition of that building looks unsafe and unsightly. We as a city need to do a better job because we are only looking at twenty thousand dollars over two years and we have houses with more than twenty thousand dollars in fines and those are residential homes. We have to do a better job if we are going to clean up this corridor and this does not help us in any way when we bare lines and do intercepts if we are going to have a building in this condition that has done nothing but make empty promises to the city. We have had all kinds of problems with this and they said they were going to remodel it and they were going to do this and that and yet nothing has happened. He wants to go on the record and say whatever we have to do we need to do and if we have to put the code enforcement supervisor or have the chief walk the property with our building official to find out what we can do to bring this property into compliance we need to do it. **CA Morrison** stated that it will take the building officials involvement to get into the building aspects of it.

**Commissioner Robuck** inquired if there were still people living there and if that fell under the nuisance ordinance. **CA Morrison** said yes, but it is predicated on a certain number of arrests for a certain specified group of offenses over a period of time. As far as he is aware that property has not risen to that level on those type of offenses. It would primarily be gambling and prostitution that sort of thing, if there are vagrants living in that building that does not fall under the nuisance statute.

## **9. CITY MANAGER ITEMS:**

**CM Minner** had nothing this evening.

## **10. ROLL CALL:**

**Commissioner Connell** had nothing.

**Commissioner Robuck** commented that normally he has to wait until budget time to discuss pensions so thanks for bringing that up tonight; it made his night.

**Commissioner Burry** stated he attended the institute for elected officials this past weekend on behalf of the city. He learned a lot about city government, but what he learned the most and what he pulled away from it the most is that the City of Leesburg is doing a heck of a lot better than all of the other city's with the problems that he heard. He thinks we should pat ourselves on the back because we are doing a good job.

**Mayor Christian** remarked that he attended the Rails to Trails with the Friends of Lake County, which was presented right here in Leesburg. Commissioners Burry and Pederson were there along with the three queens Joannie, Maria and Sandi. Leesburg is poised with the trails, he does not know if the budget will be impacted by it, but he does think it was a good presentation. They were talking about comparing Leesburg, Clermont, and Winter Gardens downtowns and their trails and he was sharing this information with his wife. He believes Leesburg has a great unique opportunity and if we put our blinders on and look at Leesburg as a whole and not just isolate downtown; if we connect the downtown, Pine Street, Venetian Gardens, Pat Thomas Baseball Fields and Ski Beach he thinks we have something here other communities do not have. We cannot just mix the trails, we have to mix the culture with some innovated aquatic centers. He thinks we have the opportunity to do something very grand in Leesburg and in Lake County with our trails to connect our neighborhoods and become a regional player with social activities. He would like the commission to think about that. With the Pat Thomas Baseball Fields he noticed that it needs some painting and he does not want that to become an eye sore. There may not be money in the budget, but maybe we can get some volunteers from the public works department to paint it and maybe we can tie that in somehow with all those other components in this part of Leesburg and it could grow tremendously.

He also had the opportunity to visit Treadway Elementary School and even though we were only talking about Orange Bend for a moment and in fact some of the residents came in and there was a discussion about how Treadway was overcrowded, and he went and spoke with the principal and she took him to many of their classrooms. One thing he did not know is that some of the classrooms are portable classrooms and they have been there for twenty years, yet they have no covered walkways for these kids. The parents are complaining because these kids have to walk outside through the rain. This got him thinking that until people start moving into our city and start attending our public schools, the school board is not going to enhance our schools; whether it be Beverly Shores, Fruitland Park, Leesburg Elementary or Treadway, which used to be the premier elementary school. He would like everyone to consider this when we start talking about approving developments because with what is going on at the south end of the county and in Mt. Dora, those schools are going to get priority over our schools; so this is something that we need to mention and think about when approving developments. We need to start talking and requesting that the school board look at Leesburg because it is becoming a big tight space and we need to improve our school facilities because the children are coming and they will be in our school systems over the next two to three years and this is something that we need to keep in our radar.

**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 6:15 p.m.