AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, OCTOBER 24, 2022 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, October 24, 2022, at Leesburg City Hall. Mayor Pederson called the meeting to order at 5:32 p.m. with the following members present:

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

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

INVOCATION

Commissioner Christian 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. PRESENTATIONS:

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.

There were no public comments offered.

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.4 - Lease Agreement with Curry Aviation, LLC for vacant land located north of Veterans Road and east of Taxiway Kilo
5.C.5 - Task Order with GAI Consultants, Inc. for professional design services for the development of and land located north of Veterans Road and east of Taxway Kilo
5.C.8 - Civic Organization Funding Agreement for Fiscal Year 2022-23 with Leesburg Cemeteries, Inc.
5.C.9 - Right-of-way deed for the streets in Bradford Ridge and maintenance obligations associated therewith
5.C.10 - Agreement between the City and Lake Economic Area Development Corporation (LEAD), a registered Florida Not-For-Profit Corporation
5.C.12 - Gas Service Agreement among the City of Leesburg, and Burgland Investments, LLC., and D.R. Horton, Inc., for provision of natural gas to the subdivision known as "Heritage - The Cottages of Sanders Grove"

Commissioner Robuck moved to adopt the Consent Agenda except for **5.C.4, 5.C.5, 5.C.8, 5.C.9, 5.C.10, and 5.C.12** and Commissioner Christian seconded the motion.

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held October 10, 2022

B. PURCHASING ITEMS:

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

authorizing the Mayor and City Clerk to execute an Agreement with Wharton-Smith, Inc.; and providing an effective date.

ADOPTED RESOLUTION 11,196

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 71, a subdivision of the City of Leesburg, Florida, being a portion of Section 8, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 71)

ADOPTED RESOLUTION 11,197

2. Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Villages of West Lake Unit No. 72, a subdivision of the City of Leesburg, Florida, being a portion of Sections 8 and 9, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Villages of West Lake Unit No. 72)

ADOPTED RESOLUTION 11,198

3. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Renewal Agreement, between the City of Leesburg and Orlando Financial Corporation; and providing an effective date.

ADOPTED RESOLUTION 11,199

4. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Agreement with Curry Aviation, LLC, for vacant land, located north of Veterans Road and east of Taxiway Kilo; and providing an effective date.

ADOPTED RESOLUTION 11,203

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

Commissioner Robuck made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Robuck asked the city manager if he could provide some additional information. **CM Minner** stated that Dr. Curry was present and he would most likely want an opportunity to speak about this matter. This was presented to the airport advisory board and this project concept is a good one. The airport board had expressed that one of their priority goals was to build hangars. We have endeavored to do that with some grant cycle funding. However, the airport is currently sitting on about 2.7 million dollars of available cash. Referring to a chart, he showed the airport's available cash closer to 4.25 million dollars, but after the encumbered and reserve monies, there was 2.7 million dollars available free to spend. There were some questions from the airport board after the last board meeting. They had discussions on October 6th with city staff and GAI Consultants. The airport manager was at that meeting and some questions were raised over the cash flow and CIPs that were coming before the airport. If we did this project, the airport board would subtly shift some priorities. It is important to make sure everybody understands the cash flow. One comment from the presentation we provided to the airport board was there was no good cash flow number, which made it hard for the airport board to determine what was a priority. It is fair to say that the airport board felt the Curry lease should be a priority project because it mixes economic development with hangar development in an undeveloped parcel of the airport. It is located in the northeast corner. It is four acres of property that is not easily reachable. The parcel is located immediately north of the fire station and immediately west of Cracker Barrel. The airport has 2.7 million in cash, but how much of that is the recurring cash? Annually, the airport brings in about 1.3 million dollars, primarily through leases, which is exclusive of grant money. From that 1.3 million dollars we spend about six hundred and thirty thousand dollars on operating costs. That leaves a little over half a million dollars in cash. In some years, it could be around four hundred and seventy thousand dollars and it could be as high as seven hundred thousand dollars. On average, it is about five hundred and fifty thousand dollars. Referring to the chart, he showed by adding the green and blue lines together, it adds up to the yellow line at the bottom and that shows the airport's available cash. They started this back in fiscal year 2015 because in fiscal year 2015, they took the airport out of the general fund. They made the airport its own enterprise fund to provide for clean accounting. The airport was no longer being subsidized by general revenues of the city. The airport revenues did not subsidize general operations. When we did that back in fiscal year 2015, we came up with a formula/matrix and we paid out to the airport an "x" amount of dollars. He could not remember the exact number, but he recalls everybody being happy with the amount that was shifted. We moved forward with separate funds and we now have good government accounting practices. Referring to the chart, he stated that the green and blue line deviations are important because they go back to grant funding. The airport receives grants from two organizations; the FAA and FDOT. Basically, all grant money is derived from aviation jet fuel and gas sales. That is a tax that goes to the federal government. The federal government keeps a bunch of that aviation gas and jet fuel tax money. They keep the lionshares of that for the FAA. They will kick back portions of that to the states and the states will divvy that money out based on intricate formulas. In the State of Florida, that money goes to FDOT or the Aviation Department of FDOT. Those are the 80/20 grants. FDOT grants are special because they do the fun stuff; new projects are built like hangars and we can get fuel farm towers built. We can also get new capital improvements funded with 80/20 grants. The FAA grants are different. FAA grants are funded at a higher level, ninety percent, and they are stricter on how we spend them. Those are usually for maintenance; paving the runway, fixing taxiway lights and fences. That is why we differentiate them in the chart. Every year we get around two hundred and fifty thousand dollars in maintenance grants. We could probably skip a year, two at most, if we wanted to bank cash to do something that we did not have the money for. However, we do not want to get in the process of skipping money for those FAA grants because they keep the airport up to snuff.

Now, how much money does the airport really have? The magic number is about two hundred and fifty thousand dollars. We have two hundred and fifty thousand dollars a year to bond with, to do other projects with or to build cash reserves with. Over the course of the analysis, two hundred and fifty thousand dollars per year had built up to 1.9 million dollars. However, it does show 2.7 million in their account. If you do the math and add that number to the Jenkins sale, that number demonstrates a majority of the cash being from the sale of the asset, which is good, because cash is king. We still need to be careful where we spend it because there are reoccurring revenue options and they are pretty much at the two-fifty level. There is a competing demand for that cash and how we want to spend it. The major projects at the airport are the relocation of the fuel farm and rehabilitation of the fuel farm. They are technically the same project yet they tackle the question of how we refurbish the fuel farm in two ways. We have two options for the fuel farm; we could do the Cadillac rehab at 3.4 million dollars or rehabilitate it at 1.5 million dollars. Both projects are eligible for FDOT grant funding. The Veterans Road site development project is one million dollars and that is directly related to the Curry lease. If we sign the lease tonight with Dr. Curry, we will need to make improvements. The site improvements will be to clear the ground, build the taxiway, fence and stormwater. We also need to construct an entry road. We will have taxiway ingress/egress for the planes on the west side and on the east side, which comes off Veterans Road, we need to move the fence, clear the land and do the stormwater. That estimate, including the engineering, is about one million dollars. The next big project is the hangars and those are broken down into two categories. For the hangar site development on the land we identified, that cost will be about two million dollars to have prepped. That area will then be able to hold four buildings. The thought is to have two t-hangars and two corporate hangar sites. Each building will cost about 1.5 million dollars. Those are the competing demands. We provided the airport board with a couple of ways of doing this to maximize the leverage. They are concerned that the fuel farm has a higher rank in priority from the airport board. If we do the fuel farm in the capacity that the airport board is recommending, which is the Cadillac plan, we will run out of cash rather quickly. We used to enjoy more funding from FDOT; however, the feds have been keeping more of that money for different federal projects they deem more important before giving back to the states. The states now receive less money. We used to be funded at eighty percent for different projects and the state used to give us the heads up that we were only going to get a certain amount for the Leesburg airport and the average amount would be a tick over one million dollars. However, for the next three fiscal years, which started in July due to the federal fiscal year, we can see one million dollars each July being allocated to the City of Leesburg. Referring to a chart, he said, how do we spend the money? We could do the Veterans Drive project with grant money and we could start the site rehab with cash tomorrow. We could start building with cash tomorrow and slowly matriculate our way in. We would end up at about two million dollars. Referring to the next slide, he showed that if we were to focus just on building hangars we would end up with two or three buildings and about two hundred thousand dollars left in the account. If we decided to do the fuel farm by the summertime we would be sitting on about three hundred thousand dollars. That is something we really need to look at. There was some confusion that came from the airport board and he spoke to the chairman about it after the meeting. He believes they have both concurred, so he added a slide to his presentation, which the airport board has not yet seen, that shows the cash flow. The chairman of the airport board asked him to come back and speak at their next meeting regarding the confusion about how this impacts the Curry lease. Tonight, we are looking at the Curry Aviation lease and this lease contemplates a thirty-two year lease with two ten-year extensions. If we were to lease this property to Curry Aviation, we would develop the area in the north corner, which is about four acres. It has the potential to be divided into four bigger lots. They could put in a corporate hangar and provide that hangar for economic development. We could have a bigger hangar where, hopefully, more corporations come in and employ folks. This would be an economic development incentive and a job creation center. It is a good concept. However, we do have the question about how we should pay for it, and what the competing demands are. He recommended the Curry lease and the hangar concepts be rated above the fuel farm concept. Tonight, we are dealing with the Curry lease and how we will pay for the improvements associated with it. The

Curry lease contemplates just that. It says for the first two years the leaser would pay sixteen cents for the raw undeveloped land. That two-year timeframe is how long we have estimated it will take the city to finish the improvements. The estimated cost would be about one million dollars. The lease says we will take the value of those improvements and divide it by four because there are four potential buildable lots. So, two hundred and fifty thousand dollars for the capital improvement is divided by thirty and that comes up to about thirty cents. It could be closer to twenty-four cents. Once the improvements are made, the lease states the new lease rate will be forty cents per square foot, based on actual costs of the formula. Year one will then start over. It would be two years at sixteen cents, which equals roughly five thousand dollars per year. It would be thirty years at the modified per square footage which includes the improvements. It is a ballpark of around forty cents, but the annual amount is about twelve grand. It provides for two ten-year options for a potential total of fifty-two years.

Commissioner Robuck commented that generally he is in favor of the Curry lease and the development of the property. He agreed with the city manager that the fuel farm should take a back seat because it works fine. However, he has concerns about the lease and it has nothing to do with Dr. Curry or the project. When it comes to the airport, we have to think about this lease because it is a good deal. It is not just from an airport perspective. However, we have to be cognizant of the airport's image, because when people view the airport, most citizens do not know why we even have an airport. This lease would provide a ton of value to the city and, unfortunately, that is not well understood. We need to be very careful about structuring deals that look like we are using city money as an incentive, even though airport money would be used for this project.

Remember the Wipaire deal that was a long time ago, but the city did an incentive there and it blew up on us. Fortunately, we had a prior city commission that had the wisdom to put in a clawback and we were able to pull back some of that money, but not all of it. That is important to remember, even though this is not the same. This investment is smaller and it is not based on jobs. This is very different than what we are used to doing and we are spending a substantial amount of money to help what will ultimately be four tenants. This is not just about Dr. Curry because there will be four people benefiting from this. It would not be fair to make Dr. Curry pay for the lease while it was under construction. We should wait to collect the money once the site has been developed. In return, we should have a two hundred and fifty thousand dollar performance bond that stipulates if he does not build when the site is ready, the city gets the money and we can build the hangars. He does not want to see the city spend one million dollars on developing the site to not have a tenant. That would look really bad. Nor would it be fair to ask him to write out a check for the whole project. It should be a wash with the premium on the bond being roughly the same as what he would have paid on the first two-year lease. When it comes to the length of the lease, he is not wild about fifty-years. The commission only approves thirty-year leases. This project does not rise to the level of where we should be considering a fifty-year lease. We may need to look at capping the amount of site work that we want to recoup. We are estimating one million dollars and we have seen some pretty big projects get overrun. It would not be fair to say we need to recoup our costs and they end up being two to three million dollars. There should be a cap even if it was twenty percent or one point two million dollars.

Commissioner Connell inquired if there would be four lots available and if the lease would total twelve thousand four hundred ninety-nine dollars after the first two years? **CM Minner** replied yes. **Commissioner Connell** asked if each of the four lots would pay the same twelve thousand four hundred and ninety-nine dollars. **CM Minner** answered it would be within that deviation. The formula would be the same, but the two end lots would have a little more square footage. The two inner lots are smaller, so they would pay a tick under the twelve. **Commissioner Connell** commented when we said twelve thousand five hundred, that it would be if all four lots were full. It was his understanding that we did not have tenants for three of them. **CM Minner** said that was correct. **Commissioner Connell** stated even if we had all four rented it would still take the city twenty years to recoup one million dollars. **CM Minner**

remarked that it would take thirty years. **Commissioner Robuck** clarified that he was including the excess money, but you are saying the same thing. **Commissioner Connell** said he spoke to the city manager earlier about the possibility of grant money funding some of this. **CM Minner** responded there were two ways they could get grant money. One would be the FDOT allocation for this fiscal year. There are one or two available now. If we did the project, he would suggest using both cash and grant money. Dr. Curry may wish to speak about this, but he suggested using the grant money this year to cover the one million dollars. However, it would not cover the engineering fees. The logic behind that is Dr. Curry would like to get moving as quickly as possible and the city cannot receive money for projects that we have already started. So, between now and the New Year, that is the time it would take GAI to do the engineering and the city would eat the engineering costs. That money would come out of our pocket and that would be eighty thousand dollars. We would then go back to FDOT for the nine hundred thousand dollars to cover the cost of the project. **Commissioner Connell** wanted to confirm that the eighty-six thousand dollars would be part of the one million dollars. **CM Minner** replied yes. **Commissioner Connell** inquired if we funded some of this project through grants, would they still pay the same lease amount? **CM Minner** answered that is how the lease was written. **Commissioner Connell** wanted to verify that they would pay the twelve thousand five hundred regardless. **CM Minner** responded it would be regardless of whether we receive any grant money or not. We should not put a cap on the number. The bond is understandable because that is almost a wash with the exchange. We would want to use some contract language that reserves it for the construction period. Then the lease at the twelve-five level starts the day construction begins. If we want to go out longer, we could commit to when the certificate of occupancy is issued. However, he would not recommend putting a cap on it because the numbers with construction are all over the place. The official number now is seven hundred plus contingencies and engineering. That is how we arrived at the one million dollar number. He is worried about the asphalt numbers, so we may see that number go up. The lease was written for actual costs. At the end of this, it may not be twelve point five. It may be a tick less. The legal position in that lease is the matrix of the formula; it is sixteen cents, plus the actual expenditures, divided by the term, divided by four. **Commissioner Connell** thought it was too big of an investment for what little return we would get back. **Commissioner Robuck** mentioned that with a performance bond he would be okay, but given the low amount, it may have to be a letter of credit. He was not an expert, but he was open to it. That would have to be something left open as to how it was done.
Mayor Pederson appreciated Commissioner Robuck's comments and agreed with no rent during construction and trading that for the performance bond or letter of credit. His biggest issue was making sure we were consistent. We talked about the thirty-year lease and he wanted to be consistent and fair to everybody at the airport. If we do thirty-year leases today, we need to be consistent moving forward. He heard fifty was done years ago, but today we do thirty-year leases. **Commissioner Robuck** mentioned that a typical lease is twenty years with two five-year renewals. He would be open to a straight thirty-year lease if that was what they wanted. **Mayor Pederson** agreed and, with the grant funds, he wants to be consistent there too. He wants to be fair to Dr. Curry, yet keep everybody happy at the airport. With the cap, he would probably take that out. **Commissioner Christian** asked if they could formalize more on the grant. We talked about the grant, but what is the issue with the grant? **Commissioner Robuck** remarked that his understanding was that Dr. Curry's position was if we used grant money, he should not have to pay back the site work cost. What the mayor said and what he would certainly say is, we do all sorts of hangars at the airport with grant money and people still pay regular rent. **Mayor Pederson** said he wanted to have consistency. **Commissioner Christian** agreed with that concept. Paying the money back helps pay for other things at the airport. If we just gave it away and did not get paid back, then we would not be able to do other things with the hangars. We would have to subsidize a grant which would not be fair to other future projects or past projects. Grants really have nothing to do with it. He should have to pay it back regardless, because that helps expedite other products at the airport.

Commissioner Robuck made a motion to amend the lease to reflect that there would be no payments during the construction period. Payments would start when the site is ready to be taken over and that a two hundred and fifty thousand dollar performance bond or letter of credit would be provided until all construction is complete on the hangars and the term of the lease would be for thirty years and Commissioner Christian seconded the motion.

Mayor Pederson requested comments from the commission. **Commissioner Connell** stated that he did not have any opposition to what Commissioner Robuck proposed. He just opposes the project overall. He believes this is too much money for what we would get in return.

Dr. Chris Curry, 7523 Frog Log Lane, Leesburg, wanted to comment about not getting the investment back. He asked if they have ever heard of Horton STOL kits or Horton performance kits? It is a worldwide company. He just purchased the company about a year ago. They sell airplane STOL kits that go on the front of the wing for every system made for every Piper. When it comes to Leesburg, they will have fifteen kits that go to Mexico, nine kits that go to South Africa and six that go to Australia. If they were to put Horton at the Leesburg Airport, Leesburg would be known as the home of Horton. Anyone in the world who looks up Horton sSTOL kits will see they are located in the City of Leesburg. That will bring more people to the airport. They are finishing a certification process on a motor and when that happens, they will see a tremendous increase in the number of people that come into the airport. It is not just Curry Aviation getting an airport hangar. This has to do with Horton doing the STOL kits and production here. There is nothing at the airport that is worldwide. He asked anyone to name one worldwide company currently located at the airport. **CM Minner** mentioned that they have Skybolt and Firehawk. **Dr. Curry** said, okay there are two companies, but how many people come out to buy airplanes and stuff? They will bring a lot of people to Leesburg. When they come, they will rent hotel rooms, eat food, and, as they grow, they will employ more people. This is not just about building a hangar or building a development for him. He disagreed that it was not a benefit to the airport because it would be. Depending on how big things get with other parts of his company, he may end up leasing all four spots. It could be like the movie "Field of Dreams", where if you build it, they will come. There will be people buying his products and wanting to put hangars up because there are no hangars anywhere. The return on investment would be pretty quick.

Commissioner Connell stated he understood what he was saying. However, even if we leased all four spots it would take a tremendous amount of time to get our one million dollars back. **Dr. Curry** agreed, but isn't the exposure to the city worth that? **Commissioner Connell** remarked that he did not know the answer to that because right now no one knows what the potential exposure is. That is a hypothetical question. **Dr. Curry** stated it is pretty realistic. All you have to do is look up Horton. There are a lot of people that look up Horton when they want to buy their products. When they do, the City of Leesburg will be right there, so there will be a ton of exposure. Investment wise, it would be investing money back in the city for when people come and spend money within the city. You will not see it from the airport, you will see it on the hotel reservations and the food that people buy. People may even move here. That is where it will be seen. These are hypotheticals, but how much infrastructure are you going to have for that? **Commissioner Connell** stated he gets his point. **Dr. Curry** remarked that he was making his point because when they say it is not worth it, he disagrees. **Commissioner Connell** commented that, from a strict standard investment, it would take twenty to thirty years to break even and that does not sound like a great investment. **Dr. Curry** stated no, but you are just thinking about the airport. **Commissioner Connell** said he understands there are intangibles and we would get it back in other ways. **Dr. Curry** said that one million dollars may come back in two years depending on how many people use it. You have to look at everything outside of the airport. As far as the two hundred and fifty thousand dollar bond or the letter of credit, he respects the comment about Wipaire, but it is not the same thing. How many people from Wipaire actually lived in Leesburg? None. Did they already have a business in Leesburg or invest any money in this city? No. How many of their kids went to school here? How many of them have to face these people every day in business life? If he screws the city over, how many people would still come to his office to get Orthopedic care? He would look really bad. He is invested in the city as much as a two hundred and fifty thousand dollar bond. **Commissioner Robuck** stated that is certainly so, and that is why he suggested the trade-off for no rent. **Dr. Curry** interjected that having a business here for the last twenty years, may say he was not going to run. He understands and if that is what it takes, that is what it takes. However, he is not Wipaire and he is not that type of person. He has been in Leesburg for twenty-five years. He has grandkids here, so he is not going far. Everybody has valid points. However, not everyone is looking at how it will benefit the city outside the airport. They are just looking inside the airport. He brought a young man with him who could explain how much it had benefited him being close to the airport. He was pretty much going nowhere until he found aviation and now he is working on obtaining his commercial license. **Commissioner Robuck** stated they are all big believers of the airport. They have all been very supportive of it. **Dr. Curry** said he wanted to bring more than just a company to the airport. That was his plan. He is here, he has been here and he is not going anywhere. In fifty years he may not be here, but his kids and grandkids will be. The plan was for them to take over the company. He came here from a little town called Mahal, Texas. Aviation will not go anywhere when it comes to him and his family. His kids are involved in aviation and that was the reason for the extension of the lease. Horton has been around since 1962. **Commissioner Robuck** said if everything works as we certainly hope it does, thirty years from now you will come back and probably get a better deal because the city will want your company to stay in Leesburg. **Dr. Curry** replied that was the reason for the extension. He did not want to just hit and run. **Mayor Pederson** stated that the city appreciates his efforts and patience. He knows this has taken longer than expected. He asked if there were any further comments from the commission or the public. There were none.

The roll call vote was:

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

Four yeas, one nay, the Commission approved the amendment.

CM Minner noted the three add-ons to the lease could be done administratively. We do not need the lease to come back as long as Dr. Curry signs it. That would include modifying the first two years, the two hundred and fifty thousand dollar bond or letter of credit and going back to a thirty-year lease term. That is how it will be rewritten and they will present it to Dr. Curry. If he signs it, you will not hear back from him.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the resolution.

5. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with GAI Consultants, Inc., for professional design services for the development of

vacant land, located north of Veterans Road and east of Taxiway Kilo; and providing an effective date.

ADOPTED RESOLUTION 11,204

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

Commissioner Robuck made a motion to adopt the resolution and Commissioner Christian seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Robuck stated he pulled this item because it related to the last item. **CM Minner** added that the previous item was the Curry lease, which was modified. We will see if Dr. Curry signs it. Assuming he does, it will trigger the engineering work. The contract would be for eighty-six thousand dollars for GAI to design the improvements. Two things need to be added to this resolution. First, give him the authority to execute the task order if the lease is approved. Secondly, assuming our scope, if we want to endeavor to do this project with grant funds that exist this year, we will move in that direction. In the spirit of full disclosure, we would shift funds around to do this project with grant funds. That would give Dr. Curry a window of January 2023 for when we can start construction. In the interim, and to not hold up the construction, assuming he signs the lease, we would have GAI start the design. The design would be started on our watch with our cash. Otherwise, we would have to go back through the grant process and that could take some time. We can get the Veterans Road improvements approved by FDOT, hopefully, by the beginning of the year. That is a good trade-off and from now through the end of the year it would be at GAI for designing. If we were to go get grant money to pay for that, it would push the design start date back to the beginning of the year. Regarding the amount that is in there and the cash flow, he recommended paying GAI with cash. We will only execute this if we have a grant and the approved agreement. With the motion, he would add, that when it is approved, that is when we will execute it. **Mayor Pederson** wanted to confirm that he said January 2023 for the design. **CM Minner** answered January 2023. It will take about ninety days to design this. If we do this, we will want to do it with grant money, and the airport manager will have to go back to FDOT to change our grant agreements and that will be done administratively. We will come back sometime between now and the end of the year to approve a joint participation agreement (JPA) between the City of Leesburg and FDOT for the Veterans Road site improvements. While the airport manager is handling that, we will tell GAI to do the designing of this project. The design costs will not be eligible for grant funds unless we wait for the JPA. If we wait for the JPA that pushes Dr. Curry's project from ninety days to one hundred and twenty days. That is why he recommended spending the cash on the design and getting the JPA on the improvements. That way we would be able to start construction. He knows Dr. Curry has other stuff he has permits for, but hopefully, if everybody is holding hands and if the timeframe goes down right by the time we are done with construction, he can start his construction. **Mayor Pederson** remarked that he would like to see this project keep moving forward. **CM Minner** added the best way to do that is to pay for the design out of pocket. **Commissioner Burry** inquired if they needed to amend the motion. **CM Minner** replied yes, they need to amend it, so that the capital improvements will be made with grant money and not to execute the GAI agreement until a lease is approved.

Commissioner Burry made a motion to amend the task order so that the capital improvements are made with FDOT grants, the design is paid for with cash, and that we do not execute the design until the lease is approved by both parties, and Commissioner Robuck seconded the motion.

The roll call vote on the amendment was:

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

Four yeas, one nay, the Commission approved the amendment.

The roll call vote as amended was:

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

Four yeas, one nay, the Commission adopted the resolution.

6. Resolution of the City Commission of the City of Leesburg, Florida accepting a Utility Easement to the City of Leesburg from Brandon Lee Smart, for the purpose of granting the City an Easement over the property described therein, together with the Joinder and Consent to Utility Easement from Northpointe Bank joining and consenting to the Utility Easement; and providing an effective date.

ADOPTED RESOLUTION 11,200

7. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Leesburg Police Department to apply for and, if awarded, accept an Edward Bryne FY 2021 County Wide Grant from the Florida Department of Law Enforcement (FDLE) to supplement costs associated with the purchase of department equipment; and providing an effective date.

ADOPTED RESOLUTION 11,201

8. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Civic Organization Funding Agreement for Fiscal Year 2022-23 with Leesburg Cemeteries, Inc.; and providing an effective date.

ADOPTED RESOLUTION 11,205

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

Commissioner Burry made a motion to adopt the resolution and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell stated he spoke to the city manager about this. He asked for some background as to why we would pay to maintain private property. **CM Minner** answered that we talked about this during the fiscal year 2023 budget workshops and when the cemetery came seeking additional funding. He does not know the original intent as to how this started, but the city has been financing the cemetery for quite some time. He has always assumed that it was a municipal duty that shifted off to the private sector and in exchange we have funded it. We have funded it since he has been here through the civic funding agreement. Since he has been here, the cemetery folks have only come in twice asking for an increase. If Lone Oak does not do this, then ultimately, where would the responsibility fall, it would fall back to the city as a municipal cemetery. Then we would be in the cemetery business. He did not know the financials inside and out, but he did present the commission with an outline of their financials to justify the increase. This action was budgeted and it was contemplated over the summer. That rough number was about one hundred and ten thousand dollars. The agreement funds were to come out of civic grant funding, which is a standard operating procedure (SOP). It has historically been done this way and this duty would be ours if they were not doing it. If it was our responsibility, we would have to plan to pay a bit more to maintain the cemeteries, we would have to sell lots and work with a sexton. That could end up costing more than one hundred and sixty thousand dollars. **Commissioner Connell** said he did not see the financials. What do they do with the money they are making? **CM Minner** replied that it goes into their operations. Their funds come from the sale of lots, our funding and whatever contributions they receive, along with whatever they have left in their trust. **Commissioner Connell** wanted to know if we knew what they spend the civic funding on. **CM Minner** replied they have to pay folks to open and close the graves. They have to cut the grass, there is regular maintenance of trees and things like that. They also have to pay their utility bills. **Commissioner Connell** wanted to know what the one-sixty-one would go towards. **CM Minner** answered it would be all of that. **Commissioner Connnell** asked if we were supplementing half of that because he wanted to be sure they were paying their fair share. **CM Minner** responded that they are paying their fair share. **Mayor Pederson** stated that his view on this was that the private sector running it is mostly volunteers. At the end of the day, they do a great job, maybe better than what the city could. He knows the city manager gets upset when he says that, but it could cost us more than one hundred and sixty thousand dollars a year if we took this back. He really appreciates the group out there. **Commissioner Christian** commented that ever since he has been on this commission it has been one hundred thousand dollars. Shady Oaks is located off of Dixie and that cemetery is completely sold out, so they are basically maintaining it now. Lone Oaks Cemetery is the only cemetery where they can make any money and when he talks to people in the funeral business, it is not that lucrative. Most people are now doing cremations. When he had to use their services, he believed they said the vault was sold out too. He does not think there are any options for expansion. He always said as a commissioner that if they did not do it, then it would fall back to the City of Leesburg. He does not know if that is factual, but that is what he has heard for the last twenty years. Maybe the city manager could look into that. **CM Minner** said that for those funds, the money goes off two ways. During his time in Sebastian, if a plot was sold for an "x" amount of money, that would be split. Half of the money would go into operational costs and the other half would go into a trust. That trust was set up for when the cemetery was filled up and there were no more plots to sell, that trust would kick in to pay for the maintenance services and Commissioner Christian's comments back that up. We have a cemetery that is completely sold out with no revenue opportunities. At one sixty a year for two cemeteries, including maintenance, that is not a crazy number. **Commissioner Burry** wanted to confirm that with the increase, Shady Oak Cemetery will be maintained to a good standard. **CM Minner** reminded them that they recently approved some American Recovery Plan (ARP) money for the cemetery to purchase new equipment. They have promised better maintenance at Shady Oaks. He would put in the remarks that this would be the second increase in the last two or three years. We should not see them back for several years. He does not expect to see them for at least five years.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the resolution.

9. Resolution of the City Commission of the City of Leesburg, Florida, accepting a right-of-way deed for the streets in Bradford Ridge and maintenance obligations associated therewith; and providing an effective date.

ADOPTED RESOLUTION 11,206

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

Commissioner Robuck made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell asked the city manager to explain why we would consider accepting these roads. It was his understanding that it was not part of the original agreement. **CM Minner** answered the city's historical practice for new subdivisions started when we started doing annexations years ago under Bill Wiley. The city started doing PUDs, just as we do now. In the PUD there is language that says the city "may" accept dedication of the streets and the city "may" accept dedication of the stormwater improvements. The operative word in the PUD is "may" and ever since we started doing PUD agreements and annexations, "may" has been the general practice word that meant the city was not going to accept dedication. All previous developers have accepted the word "may" in the PUDs. They accepted that the city was not going to take dedication. Up until recently, the word "may" has not been questioned by developers. He speculates the word is getting questioned because as construction costs increase and interest rates go up, it is getting harder to meet the magic number to sell homes. It is all about where the numbers hit. In the past, the developers accepted the word "may" in the PUD, so they formed HOAs or CDDs and shifted the maintenance responsibility to the HOA or CDD. The cost could range anywhere between fifty and three hundred dollars a month. With mortgages going up from fifty to three hundred dollars a month, developers' sales are starting to fall. They see mortgage costs going up and the potential buyer does not have the money for a CDD. That is why this question has come back to the city. The developers are now saying it is the government's job to take care of the roads. In all honesty, it is the city's job. However, before the city takes over the roads, the developer needs to build the roads to the city's specifications. They need to ensure that when they dedicate the roads to the city they have a life expectancy of at least twenty to thirty years. Now, we have been going down the road for quite a while with the operative word "may" and we have not been inspecting the roads because they were not dedicated to the city. Until now, this issue has started popping up and the first development to test the policy is Bradford Ridge. It is a smaller subdivision in Sunnyside with fifty-three units. Pacquette did the road development and when the developers reached out to us to contemplate this and to see if the city would change the PUD from "may" to "shall" dedicate the roads, the response was that we would have the public works department folks go out and check the roads. We have to make sure the roads are in a condition where they are acceptable to the city. If not, we would not accept them. We did that and we have even changed the public works department around to better deal with development so we can watch pre-construction issues better. We added some positions and Ryan Gerdon will be the site development coordinator. He worked directly with Pacquette and he went out and visited this development. The developers took a gamble for the right to ask this question because they are required to fix the roads if they are not up to city standards. They also have to provide a two-year maintenance bond, which says if we accept dedication and the streets blow up within two years, we can pull that bond to make the improvements. If they make it past those two years, the streets will be deemed reasonable. We have to remember that when we take on these subdivisions, it increases taxes. Every house pays four mills for their value. While it is not a huge number, we will not be paving streets all the time. They will add to the general value of the community. They are being built to specifications and if the population increases, they should increase our local gas option revenue too. That is our perpetual money for when we buy and do overlays. When that street needs to be resurfaced, that overlay money should be there. Yes, it is a bit of a risk to the city, but our job is to maintain them in perpetuity. We need to look at changing the way we do business as new subdivisions come in. We could look to the city attorney on this, if it sets a precedent, but precedent is always arguable. It does not necessarily change the precedent, but it certainly sets the stage for accepting roads. If we do it in this test case, some of the other subdivisions that are on the books may come back saying they want to re-examine the "may" word in the PUD. **Mayor Pederson** mentioned that he discussed this briefly with the city manager. He wondered if we inspected all the roads in the subdivisions we approve now? **CM Minner** said the subdivisions that we approve now are set up to be inspected. The subdivision that we are looking at right now is not under construction. There is one that comes to mind with Ostrander and Mr. Gerdon has been out there keeping in touch with them. They have not come to the city asking if we would accept dedication of the roads. It still says "may", so our answer to them would be no. If they push the envelope, Mr. Gerdon is out there watching it and we will come back. The word of mouth right now from public works is that the developers know we do not take the roads. If we want to change the word "may" in the PUDs, they had better build the roads to city standards. We are keeping a cavalier eye on this issue because we anticipate these guys coming back to us. We have a good feeling about who is doing it right and who is not. **Mayor Pederson** inquired if he understood that right that Pacquette had gone back and done some work out there. **CM Minner** stated that Pacquette did go back and fix the streets. **Mayor Pederson** said, as far as setting a precedent, the only thing we are sending is a message that says, in order for us to take the roads, they have to be done to city standards. **CM Minner** replied that he felt very comfortable with that. **Commissioner Burry** said with our PUDs now, can we require the developers to build the roads to our standards and include a maintenance bond clause. **CM Minner** stated he believes we are doing that now. **PZD Miller** remarked that the current PUDs state all roads within the development have to be constructed to city standards. They say should the developer desire to dedicate the streets or internal road system to the city, they have to demonstrate that the roads are built to city satisfaction. It also says if the developer chooses to retain the roadways, they have to create some form of homeowner's association or CDD in order to pay for the roads.

Commissioner Burry remarked that his opinion was similar to the city manager's. If we are going to approve and bring county properties into the city, it will be our responsibility to maintain the properties. That being said, the developers should be responsible for building the roads according to city standards. They should require a maintenance bond to make sure they are satisfactory before we accept the roads. If they do not meet the standards, the bonds are there to bring them up to city standards. **PZD Miller** stated that is how it is done now. **Commissioner Connell** added that we have private roads in the city now. **CM**

Minner said Arlington Ridge and Legacy. **Commissioner Connell** said we do not maintain those, so why would we want to change from what we have done? These developments have an HOA or a CDD. We have to take that into account as far as the fees. They pay to live there and to take care of the roads. He does not know why we would want to assume an additional responsibility financially to maintain all the roads throughout the city. **Commissioner Robuck** stated that although he did not bring this specific item up, it does bring up the idea that we had better figure out a way to take over these roads. He does not disagree with anything Commissioner Connell said, because philosophically, he is right. What concerns him is, twenty years from now, fifty residents may come to the commission because their little HOA is very different than Legacy or Arlington Ridge, where they were not charged appropriately. We will have fifty residents here complaining that their streets are not safe and they cannot afford to fix them. They will say the city should have paid more attention and we will end up paying for it. We need to make sure these roads are in good condition. All of them outside of the big well-run subdivisions, because we will end up on the hook for it. We need to make sure the roads are up to city standards. **CM Minner** said there are classic examples of that. The subdivisions with higher values of homes, Arlington Ridge and Legacy, we have no issues with their roads. However, the workforce housing that is more market rate, like Lake Denham Estates, the roads are terrible. The public works department has been working on that. That is where, under the existing policy, the word "may" states we are not going to take over the roads. With what Commissioner Robuck said, the situation will come to roost. If we close our eyes and stick our heads in the sand and say we do not want this, cool, but that will not preclude people from knocking on our doors, which is what they are doing now. **Commissioner Christian** questioned if the city was currently evaluating the roads to make sure we were charging the appropriate taxes and fees to cover the costs of the roads in ten or twenty years. As Commissioner Connell said, if we have a subdivision that does not have an HOA or a CDD, we have basically given this person a certificate of occupancy to their new home and the road in front that nobody owns and the developer will eventually disappear. If the road comes back to the city, are we looking to make sure we are charging enough so, in ten or twenty years, when we assume a vast number of roads in the overlooked older subdivisions when they need repair, will we have enough money? **CM Minner** responded that would come from the general revenues of the city. We look at it and adjust it annually. **Mayor Pederson** asked if there were any other comments. There were none.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the resolution.

10. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement between the City of Leesburg and Lake Economic Area Development Corporation (LEAD), a registered Florida Not-For-Profit Corporation; and providing an effective date.

ADOPTED RESOLUTION 11,207

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

Commissioner Robuck made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell said this is twenty-eight thousand dollars, which is fine, but is there a performance agreement that shows what they are going to do for us or what they are attempting to do? Is there an evaluation? He spoke to the city manager earlier about this, but he would like more clarification. **CM Minner** responded that this is a one-year agreement. It will be evaluated on an annual basis. At that time, they can determine whether spending twenty eight thousand dollars is worth having a private economic development arm or not. **Commissioner Robuck** said he could provide a little more clarity on this because he is on the board. It is not a conflict because he actually pays to be a boardmember as opposed to getting paid to be on the board. They will report on the metrics in the agreement quarterly and if everyone really wants to see him, he could come back quarterly to talk to them. **Commissioner Christian** suggested sending updates by email. **Commissioner Connell** said he wanted to make sure we were not giving out thirty thousand dollars without an understanding or an idea of what they were doing with the money. **Commissioner Robuck** agreed and said if they did not provide results, he would cut his own personal funding. He would be the first to come back and say the city should cut funding. However, he is very excited about this endeavor. They already have meetings setup. There are two areas in the county marked as being the most promising for industrial development and they are in Leesburg. One is on South 27 near the Turnpike, and the other is going out on 44. There are people already looking out there. He will come and report quarterly. **Commissioner Christian** asked who the point person was in the city? **CM Minner** replied it would be him because economic development roots itself in his office. **Mayor Pederson** asked for any further comments. There were none.

The roll call vote was:

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

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

11. Resolution of the City Commission of the City of Leesburg, Florida approving a special transfer in Fiscal Year 22-23 from the Solid Waste fund in the amount of $500,000 for various Capital Projects; and providing an effective date.

ADOPTED RESOLUTION 11,202

12. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement among the City of Leesburg, Florida, and Burgland Investments, LLC, and D.R. Horton, Inc., for provision of natural gas to the subdivision known as "Heritage - The Cottages of Sanders Grove"; and providing an effective date.

ADOPTED RESOLUTION 11,208

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

Commissioner Christian made a motion to adopt the resolution and Commissioner Burry seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell asked the city manager to briefly provide some background on this. **CM Minner** stated this subdivision is located on the northside of CR 48. It is almost adjacent to the back entrance of Legacy. This subdivision was built in 2005. At that time, there was a different type of gas service agreement. There is a rule that when a subdivision comes into the city limits they have to develop it as a gas subdivision. They have to provide a certain amount of gas appliances and we require the developer to pay for the development costs up front. However, we did not do that in 2005. We had an agreement between the city gas department and the Pringle development where the city would put in the gas infrastructure as long as the Pringle development would build the houses and use gas appliances. There were about one hundred and sixty-six estate units. He could not remember how big they were, but they were not the typical fifty-foot front lot units approved today. They were more upscale homes. When we entered into the agreement, it said, if the city did not get the number count of one hundred and sixty-six units in three years, they would have to pay us back. Well, three years came and went and one hundred and sixty-six units were not constructed. Only a handful of homes were built. Then 2008 came, which would have been the time to collect our money. To say they did not perform their end of the deal and that they owed us for the gas improvements. However, we never chased down Pringle for that money and somewhere along the way, the Pringle Corporation went bankrupt and that entity is now non-existent. We now have D.R. Horton and Berglund Investments, who purchased the remainder of the lots. They are developing them as platted. We requested an upfront payment for the remaining gas infrastructure and they resisted. They said that agreement was not for them, it did not involve them. The city's intent is to have gas subdivisions built and it would be difficult to hold the current developers to the old standard, so we met in the middle. We asked the developer to pay one thousand dollars per unit as each home is developed instead of cash up front. They will pay every time a permit is pulled. When they pull a permit they will pay one thousand dollars and that will go towards the gas. What that one thousand dollars covers is the extension costs. It is not quite two thousand dollars to hook up the houses, but between the tap of the existing main burrowing under the existing road, the service line, laterals, and setting the meter, it is just a tick under two thousand dollars. The gas department will pick up the cost above the one thousand dollars, and we will not do business like that anymore. **Commissioner Connell** inquired how many units are left to be built? **CM Minner** responded there were about one hundred and sixty. **Commissioner Connell** wanted to clarify that we are looking at about one hundred and sixty thousand dollars. **CM Minner** replied there is one hundred and sixty three units, so that would be a one hundred and sixty three thousand dollar exposure to the gas department and the return on investment would be about seven years. We typically have a three-year return on investment, so it is not the greatest, but at the end of the day, this is what we are up against. We have already invested about eighty thousand dollars in gas mains. If we fight about whether to force the developers to build a gas subdivision, the worst-case scenario is we pay for the legal fees and if we lose, they do not have to build a gas subdivision. We would then have gas mains in a subdivision that would never use gas. The middle ground with the developer was that they would do one thousand dollars per unit when they pull the permit. Even though there is a little return on investment, at the end of the day, we ensure that after seven years the gas department's investment will be returned. It is one hundred and sixty-three thousand dollars with exposure to the gas department. We can all hope that the gas department in the next year can come up with one hundred and sixty connections. However, we do not see that number happening. The number of certificates of occupancy issued each month that we have sustained is around seventy. No one can speculate how fast a subdivision can be built, but he assumed there would be a handful a year until the one hundred and sixty-three are filled. **Mayor Pederson** asked for any other comments. There were none.

The roll call vote was:

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

Four yeas, no nays, one abstain, 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 annexing certain real property consisting of approximately 9.74 +/- acres; and being generally located east of Sleepy Hollow Road and north of Sunnyside Drive, lying in Section 29, Township 19 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 1; and providing an effective date. (Frazier's Sleepy Hollow)

ADOPTED ORDINANCE 22-51

Mayor Pederson asked to have items one, two and three read together. We will discuss all three items together and then vote on them individually.

Commissioner Burry asked that all three ordinances be introduced and read by title only. CC Purvis read all three ordinances by title only.

Mayor Pederson stated that items two and three are quasi-judicial items. He asked the city attorney to do the swearing in. **CA Sabatini** asked anyone who wished to present evidence or wished to speak about these items to stand and she swore them in.

Commissioner Christian made a motion to adopt the ordinance and Commissioner Burry seconded the motion.

Mayor Pederson requested comments from the commission and the audience.

PZD Miller stated this was the Fraizers Sleepy Hollow annexation, small-scale comprehensive plan, and PUD. It is located east of Sleepy Hollow Road and north of Sunnyside. It is 9.74 acres. They will all be single-family homes at 2.7 units an acre. They will have six thousand square foot minimum lots and seventeen hundred square feet houses with two car garages including architectural standards. The development will have twenty-five-foot buffers around the entire property. It will have dark sky lighting, a tree in each yard, thirty-five percent minimum of open space, and gutter requirements appropriate for any lot less than sixty feet. There will be twenty-seven units total in this development. It is pretty small, but they are ready to go. Mr. Summit and Mr. Lee are here if there are any questions. **Mayor Pederson** asked if the developers had any comments and from the audience they said no. If there were any questions, they would be happy to answer them.

Mayor Pederson inquired if there were any comments from the commission. **Commissioner Burry** stated that this development would be part of his district and there were no objections from the surrounding property owners. This will be north of the boundary that was determined to be more congested. **Commissioner Christian** asked if they would update the commission's district because it currently says district one. **PZD Miller** replied it would take effect January 1st. **CM Minner** replied that it is using the current district number, but it will be updated when they go into effect. The district will ultimately be five, but district one is the right district now for the ordinance. **Mayor Pederson** asked if there were any other comments from the commission or the audience. There were none.

The roll call vote was:

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

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

2. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map designation of certain property containing 9.74 +/- acres from Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located east of Sleepy Hollow Road and north of Sunnyside Drive as legally described in Section 29, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Frazier's Sleepy Hollow SSCP)

ADOPTED ORDINANCE 22-52

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

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

The roll call vote was:

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

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

3. An Ordinance of the City of Leesburg, Florida changing the zoning on approximately 9.74 +/- acres from Lake County R-1 (Rural Residential) to City of Leesburg SPUD (Small Planned Unit Development) to allow a single-family residential development for a property generally located east of Sleepy Hollow Road and north of Sunnyside Drive, as legally described in Section 29, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Frazier's Sleepy Hollow SPUD)

ADOPTED ORDINANCE 22-53

Commissioner Christian made a motion to adopt the ordinance and Commissioner Burry seconded the motion.

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

The roll call vote was:
Commissioner Connell Yes
Commissioner Christian Yes
Commissioner Burry Yes
Commissioner Robuck Yes
Mayor Pederson Yes

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

4. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 49 +/- acres; and being generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date (Swan Capital).

ORDINANCE CONTINUED TO NOVEMBER 28TH

Mayor Pederson stated items four, five, and six would need a motion to be continued to the November 28th meeting. **CM Minner** commented that the developers requested these items be carried over because at the last meeting there was a question raised about whether they wanted to do an "A" type of development or a "B" type of development. The consensus direction from the commission to them was that the commission would approve either A or B, but not both. The developers are doing their homework and they have not come up with their final answer. They have asked for more time. They would like to continue this matter until the November 28th meeting. We will need to open these items, read them and continue them. There could be one motion to continue all three items to that meeting.

Commissioner Burry asked that all three ordinances be introduced and read by title only. CC Purvis read the ordinances by title only.

Commissioner Christian made a motion to continue all three items to the commission meeting of November 28th and Commissioner Robuck seconded the motion.

Commissioner Burry remarked that in the ordinances it states that the development will go into commission district three. It is located on Singh Road, so it should be in district one. **PZD Miller** stated that is correct. They will get that updated prior to the November 28th meeting. **Mayor Pederson** requested further comments from the commission and the audience. There were none.

The roll call vote was:

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

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

CM Minner added that the districts will not be their new districts until the new commissioners are elected. Until such time, we are using the old district numbers. Come January, everything will be different.

5. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 49 +/- acres from Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Swan Capital)**

ORDINANCE CONTINUED TO NOVEMBER 28TH

6. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 49 +/- acres from Lake County R-1 (Rural Residential) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located west of County Road 44 and north and south of Seng Road, lying in Section 16, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date. (Swan Capital PUD)**

ORDINANCE CONTINUED TO NOVEMBER 28TH

B. FIRST READING OF ORDINANCES

1. NONE

C. NON-ROUTINE ITEMS

1. Flouride application in the City's Public Water Supply

CM Minner stated Commissioner Burry brought this issue before the commission a couple of meetings ago. Lake County School official, Bill Mathias, along with Commissioner Burry have had conversations with him regarding a couple of dentists in town who have noticed that Leesburg does not have fluoride in our water. Commissioner Burry, in short, has asked the city to tackle the question of whether or not we should put fluoride in the city water. Commissioner Burry is an advocate for putting fluoride in the water as he will discuss it this evening. We had this discussion when Commissioner Burry brought this topic up a few meetings ago. Neither the matter nor the data have changed. Adding fluoride to the public water systems started back in the 1940s. At that time, it was deemed to be one of the ten greatest public health accomplishments. Starting in the late 90s and early 2000s, as policies were reviewed, there was a school of thought that adding fluoride to the water was not that great. During those fifty years and as time passed, we not only added fluoride to the water, it was in dental treatments, it was even in some of the foods that we consumed. The sources for fluoride had changed and, therefore, we did not need to put fluoride in the water. Now, we have the opposite antifluoride side. Those who will argue that having too much fluoride is unsafe to handle. They will say fluoride is an additional expense and if you put too much fluoride in the water it becomes counterproductive. That will be used as a scare tactic. We want to try and prevent cavities and grow stronger enamel. The American Dental Association (ADA) will support putting fluoride in the water. They will say there is no proof of somebody suffering from too much fluoride being in the water. That is untraceable and that is not a reasonable argument. Today, there are upwards of eighty percent of all public water systems that continue to put fluoride in their water. However, Leesburg is different and Lake County is different. There are only three communities in Lake County that put fluoride in the water: Eustis, Tavares, and Umatilla. Leesburg stopped putting fluoride in the water in the early 2000s for simple reasons of money and employee safety. He thinks employee safety is a bit of a misnomer; handling fluoride is another added factor in treating water. Employees have to handle chemicals and they are trained to do that. They are trained to put fluoride in the water and it would require an extra step and it comes at an additional expense. However, he would not deem it unsafe. It does make their job harder, but that is why we trust our water treatment plant professionals to deal with these things. In the 2000s, we took the fluoride out of the water because we were in the process of upgrading the wastewater treatment plant, along with the SCADA systems, and different pumping systems that needed upgrading. There were different facilities that needed upgrading and, at the end of the day, we saved some money by not upgrading the system. At that time, they decided to stop putting fluoride in the water. The fluoride question has not been raised since then. He heard the conversation and this is where we are now. We discussed this issue two meetings ago and Commissioner Burry asked to have the numbers brought back to see if the commission would like to revisit this or not and the numbers

were included in the packet. It was about six hundred and one thousand dollars. That would cover the one-time capital expense to get the pumps and SCADA systems up and running. Then it will be about seventy-five thousand dollars a year for the chemicals.
Mayor Pederson asked to talk about the water usage and the breakdown that is used by a person. **CM Minner** answered, if the commission decides to put fluoride in the water, we are looking at a capital improvement cost of six hundred thousand dollars and an annual cost of seventy-five thousand dollars for operations. The question becomes how much water is consumed and that answer he does not know. However, the answer that is factual that we do know is, per capita, the City of Leesburg uses one hundred and fifty-two gallons of water per person per day. The standard barrier the water district wants to see is one hundred and fifty gallons of water per person per day. We could most likely get under that requirement rather quickly, because we have a CUP that will be going out, but that number is one hundred and fifty-two gallons per day per person on the Leesburg water system. There are other sources that say the average consumption of water by a person is one gallon. Of the one hundred and fifty-two gallons per day, we know one gallon of that is potentially getting into someone's body. **Mayor Pederson** remarked that he did not have an agenda behind that, he just thought that it needed to be out there. The commission needs to fully understand all the issues.

David Wollenschlaeger stated he was an orthodontist. He started his practice in the City of Leesburg back in 1990. At that time, he would see a limited number of patients with what he would say was gross decay. By the mid-2000s, he started noticing that children were coming in and they had cavities all over the place. It got to the point that he called the city to look into the water report and he found out they quit putting fluoride in the water. When he asked about it, he was told that the machine was broken and it would cost too much to fix. Over the next ten-year period, he saw more and more of it and it was making him sick to his stomach. It is just terrible. The cost of dental care is going up and we do not have a lot of pediatric dentists in Leesburg or Lake County. When you call for a pediatric dentist, you will be put on a three to six month waiting list before you can get an appointment to have a cavity filled. Some parents bring in their bills and he sees three to six thousand dollar bills. These parents cannot afford this, so they end up taking their teeth out. It is just untenable. Sometimes, the leaders have to protect the citizens from themselves. That is all there is to it. You have to make tough choices. He knows there is grant money available to help pay to get the system back online. There may be a couple hundred thousand dollars available. Water is not just consumed by drinking, it gets absorbed into the foods that we eat. This is not fictional, it is real. This is not something we need to sit around wondering about whether or not it will be successful. It is already successful around the country. He grew up in Colorado Springs where the water was naturally fluoridated and he does not have a single cavity in his mouth. He wished every citizen in Leesburg could have that same benefit. It does not work that way unless we take some steps to fluorinate the water. The average cost for a Leesburg citizen would be about two dollars and sixty cents per year. The return on that, with the way inflation is heading, is one hundred to one hundred and fifty dollars per citizen per year. There were commissioners thirty years ago making these very tough decisions when there was even less information about fluoride, but here we are in year seventy. He implodes them to get this back on track and to take advantage of the grant money. This is something that would help wealthy people as well as poor people, especially the people who cannot afford it. It would benefit them the most. He hates to see Leesburg lagging behind the other communities that are right around us. **Commissioner Christian** questioned the grant funding.

Dr. Wade Winker stated he practices dentistry in Eustis, where they are fluoridated. He resides at 728 Boylston Street, Leesburg. He has two grandchildren growing up in this community. He agreed with all the numbers that Dr. Wollenschlaeger shared referring to the grant money. He was in contact today with the Florida Department of Health as well as the Center for Disease Control and there is currently two hundred and fifty thousand dollars of grant money available. However, he encouraged the city not to vote on this tonight. We would probably have a very good shot at getting that grant. We would be considered a startup at this point even though we had it once a long time ago. Startups get preferential treatment for that money, so it would work in our favor. His recommendation would be, and the way he has seen it in other cities and around the county is when people have considered either removing fluoride or putting fluoride in the water, they first hold a public workshop. He thinks the city will get a whole lot of pushback on this if the public is not duly noticed. They would bring experts with them to the workshop. They could all provide some input. They would be more than happy to share their information with the public. One point that Dr. Wollenschlaeger made and it is very well documented through its seventy-year history, and that is that fluoridation of a community water supply seems to benefit the lower economic residents more than the higher economies. The only explanation he could provide for that is that the people in the higher socioeconomic areas get more routine dental care because of the costs. Concentration is key and the city will hear all kinds of crazy reports about people breaking hips and arms because they had too much fluoride. Denver has about twenty-four parts per million and we are advocating for 0.7, which is the right concentration. Just like any other substance, it can be poisonous in the wrong concentration. You could drink too much water and die of hypokalemia. If he were to line up all the research that the American Dental Association has done and print it on paper, it would fill the room. If they were to line up their anti-fluoridation reports, which most of them are pseudoscientific, they would fit in about three boxes. There is quite a bit of information out there, but do not stop here.

Mayor Pederson asked if it would benefit the city to approve it now and go for a grant or should we wait? He does not want to mess up the opportunity to apply for grant money. **Mr. Winkler** replied that the city manager may have a better idea of the appropriate order. **CM Minner** stated that he did not have a good answer because he was unfamiliar with that grant. Commissioner Burry had sent him some information on it, but he had not had a chance to look at it. He advised the commission not to make the decision based on whether we get grant money or not. They should make the decision based on this being a public health initiative that we want to undertake, regardless of grant money. If we get the grant money, great, that would be the icing on the cake. Then it will not cost us as much. From a financial perspective, six hundred thousand dollars is a lot and seventy-five thousand dollars a year is not so bad. It does not wig him out. His wig out number would be more like one million or one and a half million dollars. At that point, he would say whoa, but at this number, no. There are a couple things that we need to do financially in the water department this year and that is to fix the pipe on US 27 where it is too small. We need to expand that and get that project done. We have to get the water tower project done because those are key to the growth and development in the south. Now throw another half a million dollars on the CIP plate and he is still not spazzing out. If we have to do it, he will tell the Director of Public Works to get this done. We would start pinching off some money from the cash reserves to do it this year or at least get it started this year. That will probably affect programming next year, but what it would do is probably kick a mainexchange down the pipe in fiscal year 2024. If we end up getting grant money, yay. He recommended that this decision be based on the philosophy that this is a public health incentive and it is worth the money. **Mayor Pederson** remarked that was what he was trying to get at. That this would not be conditioned on a grant. He did not want to approve it tonight and find out later that if we had waited two weeks or four weeks, we might have been eligible for a two-fifty grant. **CM Minner** said his knee-jerk reaction is that if we apply for a grant he would want to make sure the legislative body approves it. He does not want to go ask for a grant and then it gets rejected. **Dr. Winker** commented that it seems the only financial disadvantage to doing this for him personally and for other dentists and orthodontists is that they will not have as many cavities to fix. Hopefully, they can appreciate the altruism of why they are here speaking for something that will put them on the golf course more frequently. **Mayor Pederson** stated he appreciated his comments. **Commissioner Christian** questioned about the public health workshop. Would they be willing to work with city staff to put that together? **Mr. Winker** commented that they have what are called anti-fluoridationists and we will start hearing from them. He thinks the city needs to open up communication with them in all fairness. It is not a fair fight, so bring them on. They will have some outstanding resources. **Mayor Pedreson** commented that he did not want to drag this out.

Could we bring this back in two weeks? **CM Minner** remarked that the commission knows his position on this. He appreciates Dr. Winker's comments about the workshop, but he advised against it. This is why we have elected officials and this was an agenda-ized meeting. We have had two meetings on this now. First, when Commissioner Burry brought it up during his matters. It was agenda-ized and it received public input. He guessed there would be some input here, so let's do this. If we are going to do it, that is how it is done, it is put to a vote. There is a resolution that says that and it was duly advertised. We have done our due-diligence. It is time to go or not go.

Jesse Flynn, 2204 Vine Street, Leesburg stated she was not anti-fluoride, per say. She was not trying to bash fluoride. She was trying to see if there was a way that we could put this out in front of the public, because not everybody gets to go to the commission meetings at 5:30 p.m. on a Monday. One thing she learned during the entire utility thing is that a lot of the residents of Leesburg do not pay attention. She does not know if people are starting to care more about what is going in their bodies. Whether or not she agrees or disagrees with that, she feels like people will be passionate about their arguments. She would be very much in favor of Dr. Winker's idea of having a public workshop so there could be some more due-diligence. We need to educate the people about what is going on.

Commissioner Robuck remarked that he agrees with both. He thinks we should move forward. We should do it and that should be it. Then we should have a public workshop where people can come and learn about the benefits and the cons. If they still think it is a bad idea, then they can buy bottled water. He would be fine with that. Then they will not get the fluoride. **CM Minner** remarked that we could invite the doctors to be on Lakefront TV. **Commissioner Robuck** said he would be okay with it too. He mentioned this before, when he looked at the studies and they were absolutely correct. Most of these studies that claim it messes with kids' hormones, specifically TSH, all reference one study in India. The study design was awful, but even with that, the group that they considered controlled fluoride had one part per million. Then the group that they said had no fluoride, which does not have any problems, had more fluoride naturally than we are even talking about putting in our water. The group that they showed where some kids were having some problems was in a really small study and they were getting like five parts per million. There really is nothing there. There are no problems, so if the anti-fluoride people want to email him, they can certainly do that and he would be more than happy to email them back.

Darel Craine, of Helms Avenue in Leesburg, stated that the city manager was right. You are elected to make hard decisions, but you are also elected to represent your constituents and this is something that needs to go in front of the people of Leesburg in workshops to give them an opportunity to provide feedback.

Chris Wollenschlaeger, said he works here as an orthodontist. Florida fluoride studies have been around for seventy years. It would be hard-pressed to say that most people do not have some idea about fluoride and its benefits. He feels most people who are against fluoride are well established in their thoughts and theories and they are probably not going to change their minds based on having a workshop. His thoughts are that someone has to make a decision and there will be people who disagree with it based on their thoughts and theories. However, science has well established the benefits of this. He does not see why we need to hold a workshop when the information is already out there.

Mayor Pederson remarked that when Commissioner Burry brought it up he thought we already had fluoride in our water and that he had been drinking it for twenty-five years.

Commissioner Connell stated he has spoken to several people in his district and they do not want it in their water. They just do not want it. He does not know if we should force it on people who do not want it in their drinking water. It is a tremendous cost and we do not know percentage-wise how many people in

Leesburg actually want it in the water. The ones he had spoken to were adamantly no. They do not want it. They had seen bad reports. He understands the pros and cons, but he could not support forcing it on people who absolutely do not want to drink.

Commissioner Robuck made a motion to ask the city manager to move forward with grant funding if possible. If not, try to fit into the budget the best he can. He does not want to stop watermain projects that have to be done, but he trusts his judgment on how to make that happen and Commissioner Burry seconded the motion.

CM Minner stated that was a good point which was not brought up earlier, because this will have to come back to the commission in two forms. First, it will come back in the form of a grant agreement and then it will come back as a capital expense when it is approved. It will give the public two more opportunities to bite at the apple. **Commissioner Connell** questioned the motion. **Mayor Pederson** stated it was to pursue grants but otherwise it would be to approve it. We will be voting again because it will need to come back to the commission from a budget standpoint. It will provide the public with two more chances to speak.

The roll call vote was:

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

Four yeas, one nay, the Commission approved the motion.

2. Discussion Item - Commission Meeting that falls on an Observed Holiday in 2023

Mayor Pederson stated the organizational meeting currently scheduled for Monday, January 2nd, is a national holiday. It needs to be moved. He recommended moving it to the next day, Tuesday, January 3rd. However, have we ever done it at the first city commission meeting? **Commissioner Burry** said that was what he was wondering. **Mayor Pederson** wondered if they could schedule it like a CRA meeting where we would meet earlier, at 5 o'clock. **CM Minner** inquired if there was anything in the charter that said it had to be done on the first Monday? **CC Purvis** replied yes, it is to be held on the first Monday of the year. If it falls on a holiday, it can be changed by a majority vote. **CM Minner** commented that they could do the special meeting on January 9, 2023 at 5 o'clock. **Commissioner Burry** wanted to verify that thirty minutes would allow enough time. **CM Minner** answered they probably would not need the full thirty minutes. They could probably get everything done in fifteen minutes. **Commissioner Burry** inquired if they could handle all the committees at that meeting. **CM Minner** said yes, five o'clock would be the right time. They would be able to get everything done in thirty minutes. The organizational meeting will be held Monday, January 9, 2023 at 5 o'clock.

7. INFORMATIONAL REPORTS:

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

A. NONE

8. CITY ATTORNEY ITEMS:

CA Sabatini, Associate City Attorney, sitting in for Grant Watson had no report. She just wanted to say hello and that she was happy to be present.

9. CITY MANAGER ITEMS:

A. Bulk Cost of Power Adjustment Update

CM Minner stated he had a bulk power cost adjustment update. Commissioner Robuck did a pretty solid job getting Jacob Williams from FMPA to come in. He hoped that everybody had watched all three presentations. His presentation was on costs and Jacob Williams was about rates and conservation measures. When he was interviewed, he brought some really cool charts, but Commissioner Robuck thought they were too technical and that he did not need to provide them all. He flipped through the charts to find one he thought to be the most important since the issues with the power cost adjustment, and gas prices going up. In September we had a fifty per thousand power cost factor and in October, we had seven cents. We are estimating that seven cents will be where we sit for some time. The FMPA has since bought about seventy-five percent of their fuel hedged and that hedging price will kick in around March. We will still be at seven cents for the power cost adjustment from now through March. Then, hopefully, in April, when the first round of adjustments kick in, we can bring the price down. If we can bring the price down from seventy cents to an area of one hundred dollars per thousand, then we can be around fifty or forty-five cents for a power cost adjustment. In April of 2025, we are hopeful to get another dink in the power cost adjustment. Again, hopefully we will see some rate relief this spring around April, then again in the spring of 2024. All the numbers are up on the city's home website under the rate watch section. We have bettered our estimates by half a million dollars. A half a million dollars is not a big deal to seventy million, but it is trending in the right direction. We are a little better and that half a million is in our over-recovery, so, we are about half a million ahead of where we expected. That is significant because we are trying to get from that negative nine million back to a positive three million. When we see that number, we do not need to have that over the course of a fiscal year. However, we do need to see the trend of that cost, that dollar per megawatt coming down and then we need to see that stabilize. We may then feel comfortable getting some rate relief. Hopefully, that will come in April.

10. ROLL CALL:

Commissioner Christian had no comment.

Commissioner Burry had no further comment.

Commissioner Robuck commented on the electric side of the FMPA's policy making. At the quarterly committee meeting last week, the only update was that we are struggling with pipeline capacity. When Senator Manchin agreed to support the Inflation Reduction Act, one thing that held him up was that he asked that they allow him to have a vote on fast tracking the twenty-five energy projects. Senator Schumer agreed and said that they would allow him a vote on that. It was not part of the act, but they would give him a vote. It did not have a lot of democratic support, but the thought was there would be enough republican support for that particular item because of the pipeline stuff. However, of the twenty-five projects, only five of them were going to be for fossil fuel, natural gas-type projects, and the republicans decided that they were mad at Senator Manchin for caving on the inflation reduction act and the democrats were mad because they do not like the pipeline projects, so neither party would agree to support it. However, the good news, according to our lobbyist, is that it is mostly political posturing and after the mid-terms everyone will probably support it because there are enough people that actually want it to happen despite what they are trying to say before the mid-terms and running. One way or another, he does think that will happen. He hopes so, because it would be a good thing for the State of Florida and for our natural gas. Also, after listening to all of Commissioner Connell's no votes, he is glad that we have term limits because that used to be him. He used to vote no on everything, and the fact that he is voting yes and you are voting no means he is clearly not skeptical enough and we need some new people on the commission. He appreciates that.

Commission Connell nothing tonight.

Mayor Pederson had nothing further tonight.

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 7:29 p.m.