

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, JUNE 14, 2021 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting Monday, June 14, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 5:30 p.m. with the following members present:

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

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

INVOCATION

Rev. Dr. Erika Jasper gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

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

2. PROCLAMATIONS

None

3. PRESENTATIONS

- A. Leesburg 12U Majors Baseball Team -
Won District Tournament to qualify for the Cal Ripken State Tournament in West Palm Beach over the July 4 weekend:**

**00 - Jayden Lane
1 - Caiden Wilcox
2 - Bryce Norflee
3 - Jaxon Sustarsic
4 - Corey Swetnam
5 - Terrell Wells**

7 - Noah Hepburn
9 - Tyson Rima
10 - Ryder Palsgrove
13 - Blake McClain
20 - Zander Haymond
51 - John Dunagan

Recreation Director (RD) Travis Rima stated tonight it was his pleasure to introduce the 12U Majors Baseball Team who won the District Championship in Belleview about a week and a half ago. They were here two years ago standing in front of this Commission saying that they have not done this in about thirty years. Now, if we could take Covid out of the mix from last year, because there were no tournaments; this group which ten of the twelve kids are returning kids, have now won this back to back. They have now done this twice in thirty years; twice with the same group of kids. They are a good group, they are very respectful, they have great sportsmanship, and they are a group of kids that the City can be proud of. They are now off to Palm Beach Gardens to take on the rest of the State of Florida. At this time he introduced all twelve team members, all were present, and each received a certificate of recognition for their achievements. He then introduced the coaches Jeff Sustarsic, Josh McClain and Corey Sweetman Sr. Coach Jeff Sustarsic was the only one in attendance to receive his certificate.

RD Rima said they are currently holding a fundraiser to send the kids to the state tournament in West Palm Beach, so if anyone is interested in donating towards this cause please let them know. They have had a couple people step up and donate already; CPH has donated and Red Apple Media cut a check. He also knows that they will be contacting the City Manager, asking him to open up his checkbook a little bit and if anyone else is interested please contact the Recreation Department.

Mayor Christian thanked the coaches, the kids, their parents and the Recreation Director for supporting our youth because it makes Leesburg look good and it is wonderful to see our baseball team win two years in a row. This just does something good for Leesburg and we need to support our youth. Whatever we can do as a City and as a community, he hopes we all can do our part.

B. Boys & Girls Club - Leesburg Branch Update
Tonya Porter Connelly

Tonya Porter Connelly, Leesburg Boys and Girls Club Branch, stated she was present to provide an update on what has been going on at the club. Today was the first day of summer and they have a total of forty-one children signed up for the summer program. Today, twenty-four came in and they are expecting to have a great time this summer. Our summer program theme is Heroes/Super Heroes and we are not just talking about the comic book heroes, we are talking about our local super heroes; mayors, fire fighters, police officers, and doctors. She brought with her one of the parents from the Leesburg Club to talk about their experiences at the Boys and Girls Club.

Renita Saucier stated she was born and raised right here in Leesburg and she was able to experience going to the Boys and Girls Club when she was younger. But as a mother, it has helped her out a lot due to having to work. In the middle of the pandemic it was hard for her and her daughter school wise, they started off trying to do virtual learning at home and that did not work very well. She is very active child so they had to put her back in school. She only has the one child so she does not have other kids to be around so she enjoys being at the Boys and Girls Club. She thanked Mrs. Porter Connelly so much for allowing her daughter to have a spot at the Boys and Girls Club because it has helped her grow a lot socially, she is very academically inclined and very smart. She actually made youth of the month last

month for the Boys and Girls Club and she really appreciates everyone that has been involved to make the Boys and Girls Club be available for her and other parents that need the extra care after school for the kids; especially during the summer because she has to work. **Kirsten**, her daughter said she really likes to do projects and make things along with playing games at the Boys and Girls Club. She says her friends at the Boys and Girls Club are nice, kind and she enjoys being with them. **Tonya Porter Connelly** says that what is so funny is that as the "youth of the month", they get chosen not only by the staff, but by their peers. Kirsten had to wait until she turned six years old to be able to come to the club, so on her birthday she got to attend the Boys and Girls Club and that was a big thing for her. Also, the thing that resonates for her is that she has that personality where she meets no strangers and so for her to be the first one to volunteer to come out tonight meant a lot and that is why she is here. She was the one out of all the eleven, twelve and thirteen year olds that volunteered to come tonight so we asked her mom if she would be able to come. She thanked Kirsten for coming out and letting everyone know about her experience at the Boys and Girls Club. Mrs. Porter Connelly then mentioned that she brought some books and left them on the table out front that talk about the Tales of Tenacity and Triumph of the club, highlighting some club members who share their stories. She thanked the Mayor and everyone involved for making it possible for them to not only have a Teen Center, but to have a place for the younger kids to attend that is safe. It is a place where our kids can grow and actually start their dreams and they can do whatever it is they want to grow to do.

C. Employee Service Award Recognition:

Five Years: Ricardo Snow, Public Works

Fifteen Years: Miles Carroll, Gas

Twenty-Five Years: Patrick Miller, Public Works

Human Resources Director, Melissa Arriaga stated she would like to take a moment to recognize a few employees and their milestones with the City.

Ricardo Snow as served the City and the Public Works Department for five years.

Miles Carroll has served the City for fifteen years in the Gas Department.

Patrick Miller, who has been with the City for twenty five years serving in the Public Works Department.

Mayor Christian congratulated all three employees.

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.

Howard Fay, 904 Oak Drive, asked about sidewalks around Oak Drive because he would like to see some sort of process to get those sidewalks installed for the handicap and for the kids that go to school. There are very few sidewalks on that one street. **Mayor Christian** mentioned that the City Manager has been working on that. **City Manager (CM) Minner** gave a brief update, stating that Mr. Fay is in a difficult spot. About a year ago, the City applied for a pretty significant grant with FDOT in the upwards of about half a million dollars to put in sidewalks, pretty much in that whole corridor from Griffin Road down to 441, from Lee Road over to US-27 and that whole Beverly Shores Elementary School area. The difficult spot is that we have not yet heard a word on that grant, it is still pending, and hopefully we will receive it so we can get sidewalks installed on that corridor. The problem is our funds are slightly limited, we

generally budget around seventy five to a hundred grand a year for new sidewalks or sidewalk repairs, so if we were to go and stick that money into one section there on Oak Drive then it becomes insignificant because we would get a sidewalk that leads to nowhere. It really would not help the corridor and in return it would take away our ability to repair any other sidewalks. The City will continue to keep an eye on that grant and we will respond to Mr. Fay as much as we can and we know we also have some lighting issues and those types of things. **Mayor Christian** asked if we could put him at the top of that priority list. **CM Minner** answered absolutely.

Ned Bowers, Founder and President of Skybolt Aerospace Fasteners in Leesburg, stated that Skybolt was founded in 1982 and has been located at the Leesburg International Airport for over twenty years. They manufacture specialty fasteners for aviation and aerospace markets. The Department of Transportation publishes useful information on economic drivers for airports in Florida and our aviation district five is by far the highest economic engine in Florida. The data he has compiled says a lot as to where Leesburg is in the mix of local airports. **Mayor Christian** mentioned that this an agenda item under the Consent Agenda, item number 5.C.3 so that is where this will be specifically addressed. He asked Mr. Bowers if he wanted to continue his comments now or wait until we get to that specific item. **CM Minner** mentioned that he has a suspicion that item will be pulled to be discussed due to a conflict, so there will be an opportunity to speak on that when the matter comes up. **Mr. Bowers** asked if they would prefer that he speak when that item comes up. **Mayor Christian** said he would prefer him to wait so his comments do not get lost in the translation. It would be best to wait until we are talking about that specific topic.

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.3

5.C.3 = Lease Agreement with Leesburg Hangar, LLC located at the Leesburg International Airport, 8900 Airport Boulevard

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

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

1. **Regular meeting held May 24, 2021**

B. PURCHASING ITEMS:

1. **None**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute Amendment 1 to Public Transportation Grant Agreement 444872-1-94-01, between the City of Leesburg and the State of Florida Department of Transportation, for the purpose of adding construction funds for the Leesburg International Airport Apron Rehabilitation Project; and providing an effective date.**

Resolution 10,859

2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Landlord's Consent & Lease Assignment and a Landlord's Subordination & Consent, between the City of Leesburg, Skybolt Aeromotive Corporation, and Seacoast National Bank; and providing an effective date.**

Resolution 10,860

4. **Resolution of the City Commission of the City of Leesburg, Florida authorizing execution of the First Amendment to the City Manager's Employment Agreement with Alfred "Al" A. Minner, dated November 12, 2013; and providing an effective date.**

Resolution 10,861

5. **Resolution of the City Commission of the City of Leesburg, Florida, Authorizing and Directing the Mayor and City Clerk to execute an agreement for School Resource Officer (SRO) services to be provided to Lake County School Board – Leesburg Schools - for the 2021-2022 school year starting in August 2021; and providing an effective date.**

Resolution 10,862

3. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lease Agreement between Leesburg Hangar, LLC and the City of Leesburg, for property**

**located at the Leesburg International Airport, 8900 Airport Boulevard;
and providing an effective date.**

ADOPTED RESOLUTION 10,863

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

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Robuck pointed out that he is a member of the Leesburg Hangar, LLC so he has to abstain from this item.

Commissioner Pederson stated tonight he is not going to question staff or the Airport Advisory Board recommendation on the lease, but at some point he would like to discuss or at least lay the ground work for us to talk about expanding the Airport and providing more facilities. In this situation we have two companies that bid on it, they are two long standing companies who would like or need to expand. He knows we have a long waiting list and the last time he heard there was about thirty seven people waiting for hangars. We have the land, we are sitting on a lot of money, and he talked to the City Manager briefly about this last week. He knows we would like to tie that in with grant money, but he would like to get this out. We have a great Airport and he would like to take care of these two businesses who want to grow and take on more space to accommodate and continue to grow the airport. We are sitting on a lot of cash, it is not earning a lot of money, he does not want to deplete our cash, but he is also not afraid to spend some of it to leverage our airport to make it a better airport.

Ned Bowers, Skybolt, continuing his previous comments stated with the data compiled, Leesburg is in the mix of local airports and it clearly describes where we can be. Skybolt is a large contributor to the economic multiplier of the City of Leesburg for three reasons; higher paying jobs in the past twelve months, Skybolt created five new positions. The bulk of their revenue has come from a far to be dispersed into the economy here in Leesburg. Skybolt has caught Enterprise Florida who supported us at the Paris and Farm Bureau Air Shows and that enhanced their international presence. Space Florida has brought Leesburg into their fold and have approached us to provide funding opportunities for their growth in Leesburg and the State of Florida. He asked that they think about this, they have attracted their own source of funding tailored for their operations at the airport and that is unique to their involvement in the space industry. They would not fund their growth if not for their presence on a public funded airport or spaceport, and funding must now be on untitled new construction equipment. The space Florida investment begins at a million on airport property and we would need to budget another three million to build out and provide production capabilities; we aim to do that. This is the current business plan, but we need inner capacity to get there, which is why we are here. Just forty five days ago the airport advisory board voted 100% in our favor of the current building lease and commented on what a cool company we were and of their affiliation with high profile companies like Space X. Skybolt brings a lot of positive attention to Leesburg, throughout the world, aviation space and defense. He is proud to say they are the latest prime contractor on the the latest innovation fasteners that make up the loyal wingman technology and this is one of the hottest defense system devices in the world. They are very much a part of that because they are self sufficient from manufacturing to installation and the recent economic vents have allowed them to accelerate their reach. In 2012, Skybolt received the prestigious William C. Schwartz award for innovation and in 2017 they were recognized as a Top 20 Florida company to watch by Grow

Florida. In 2019, Skybolt was displayed at the Paris Airshow with the support of Enterprise Florida and in 2019 Skybolt was the Central Florida manufacturer of the year presented by MACF.

Before you is a recommendation for the AvMet airport property based on a sealed bid issued by the City. This building is adjacent to their current facility and it is about to lose three or four jobs, which they plan to replace in renovations, engineering, quality control, and production just for starters. The building was presented as a sealed bid offer, as a lease, or long term lease purchase, there was no weight assigned to either offer. The RFO mentioned nothing about a cash offer preference and their bid was based accordingly and if the RFO meaning was assumed to have another meaning they were not notified.

Skybolt had the highest bid based on the total revenue to the City before even considering other economic factors. There were three bids on this property, two of which were job creators with direct impact on the economic multiplier effects to the airport and the City and one was not. The City Manager supported a bid by a sitting City Commissioner. The City Manager was willing to forgo \$358,500 for a cash offer. Jobs meant nothing and economic multipliers meant nothing. Please note that it appears that the city official was favoring a lesser bid by a sitting commissioner trying to sell it as "cash is king", which the offer could have easily stated, but did not. Had it implied that cash offers would be favored, they would have made their offer accordingly and competitively. When some legitimate questions were asked of the City Manager, out of no where came a prejudice attack on the integrity of Skybolt suggesting that we had defaulted on our lease. If you review the settlement between the City and the DCA there is no mention of default, what it mentions is a dispute between the City and the DCA, not Skybolt. All the board heard was default and when he questioned the City Manager on the timeframe, he referenced it was in 2001. The City Manager then said that Skybolt was currently in default on the lease and the board heard default and the City Manager said at the end of the lease that just expired and that they think he missed some payments. If he misspoke he will correct that according to the minutes of the board meeting, but the board heard late and it should be up to the City Manager to thoroughly explain, for the record, exactly what his objective was on May 13th to support the lowest and best use bid while under-minding a thirty nine year established business. The Commission and the citizens of Leesburg deserve the facts as the optics here are not good on multiple accounts. He asked the governing board to take pause on this vote and consider the best alternative to air the truth while we gain a clear understanding on the dynamics of this process.

Steve Perello, CEO of First Class Aero Space and CEO of Angel Flight Southeast, which is a Charity that has been based at the airport for the last twenty years. He explained if the City decides to go with the Danforth or the Leesburg, LLC proposal we are basically taking one airplane, already in a hangar, and moving it to another hangar at the airport. There is a commercial hangar, which has been a commercial hangar since it was constructed, that can handle four airplanes at a time and it will be reduced to one, possibly two. As a result, eighty to one hundred visiting airplanes will come every year and pay the City of Leesburg for services or those businesses will not be coming. The City will lose three to four jobs which have been in that hangar for the past twenty years. There will be no ongoing financial benefit after the three hundred and fifty eight thousand dollars occurs for the City. The City will receive sixty percent of the money offered by the commercial tenants and without thinking about ourselves, the City misses another opportunity to build a brand new private hangar for the Leesburg LLC's airplane, which he would fully support. He would love to see that when we already have forty people who have been waiting three and half years to be able to come into the airport. If we could build these hangars, we have the unrestricted funds to do it, so it really does not make sense. If the City goes ahead and decides one of the commercial operators would be able to take that space, jobs would be gained and not lost. Hundreds of thousands of dollars in our case would be brought to tenants at the airport because of eighty to a hundred transit jets, piston aircraft and helicopters arriving at our City. Hundreds of thousands of dollars have been spent at Sunair FBO, which is a substantial part of the airport; jet fuel and a hundred low lead fuel, temporary hangar space, tiedown spaces, engine replacements, annual inspections, all of which would

have never taken place or have come to the Leesburg International Airport if it were not for businesses like ours. Hundreds of thousands have been spent at Central Florida Avionics in the same fashion.

Avionic upgrades (AVSB upgrades), which is a new thing airplanes have to do; bi-annual inspections and repair work. All we are doing is trading off a great deal of commercial activity to take one private aircraft, which we love private aircrafts, but to pick one private aircraft and move it in to another hangar as a business person does not make sense. What we should do is take some of the funds we have and build Mr. Danforth a beautiful hangar much better than the current one there now. He appreciates the Commission giving him time to speak and would appreciate their consideration in this matter.

Mayor Christian thanked him and asked if there were any other public comments. Having no further public comments, he then asked if the City Manager would like to respond.

CM Minner stated from staffs perspective he would like to review some of tonight's comments and explain in more detail the recommendation before the Commission and what went before the Airport Advisory Board. He opened with an apology to Mr. Bowers because Skybolt is an important business to the airport and that was also said at the Airport Advisory Board meeting. They have been around for twenty years and have about fifteen employees. They have been a big part in meeting the Leesburg International Airports primary goals with being an economic development engine and not just a transportation hub. He thinks the members of this body have heard that come from him numerous times during the budget processes, as well as the airport layout plan processes. With the information tonight it is factual, it can be provided through public record, and it does not mean to inject, defame or demean, but it is factual information with management experience blended together to give this body the best recommendation moving forward. He wants to give the best philosophies that he has taken from this body to move forward in managing the airport. We looked and it has been said that the airport is an economic development engine and throughout the last ten years we have had to shift because there was a time when the Leesburg International Airport was and we looked at it and had to make decisions based on it being a transportation hub only.

Now saying that, he believes we have slowly changed and a catalyst of that would be many of the leases we have done. One being Brainard, they have expanded and have become a major employer at the airport. Wipaire is another one where we made a significant economic deal with them to build the sea-plane ramp to bring in the general aviation company to promote economic development over transportation. Our airport layout master plan also did those things, so the economic development engine has been a priority. There is a hitch and Commissioner Pederson brought it up earlier with his recommendation to this body and he knows Tracey Dean has heard him say it as well as members of the airport board and when he differs from them, but for him economic development comes first. That is not the philosophy of the FAA or the FDOT and he does not think we have had an issue with that from FAA or FDOT to date because we have been able to still have some open areas and have been able to blend the two. He does not see where that is always going to be on the horizon because of the issues that Commissioner Pederson brought up in his comments and we are running out of available land. We have a few other open areas where we can build some hangars, but we also put together an airport layout plan (ALP) that focuses on economic development, building available hangars, box hangars, as well as T-hangars in different areas. We received a hangar grant recently that we just completed, but our ALP now focuses on making transportation and land improvements that open up more property to where we can start reinvesting in building. For example, there is a big giant waterhole in the middle of the grassy area off of the approach area on runway twenty one and if we could pipe out that water, we can build hangars in there. We can still have our clear spaces and that then becomes a significant corridor up and down that taxiway on runway twenty one (north/south). We also have the southern part of the airport that we refer to as the south of runway thirty-one/thirteen as an area that we can grow into. That area is significantly more complex to grow because the entryway has to be west on 441 through private property, through wetland areas, and then we have to do some mitigation areas as well. However, that would be another

potential area. But our ALP now focuses on doing taxiway expansions and other expansions that will equal expansion of property where we can grow. Having said that, when we do our fiscal year 2022 airport budget we can talk about those concept reviews and the projects we have onboard to make sure this body, as well as the airport board, is okay with where we are headed. All that is number one, economic development engine unless otherwise directed. He believes where we are now and as we start getting tighter and tighter on land, the FAA directive and FDOT directive is going to say no on hangaring airplanes. He knows it is counterintuitive and he does not agree with it, but it is what they are going to say and they are the ones who cut the checks and eighty percent of the improvements come from them.

The grant covenants go back to WWII all that stuff they are going to say the primary use of an airport is a transportation hub, hangar airplanes, do the lights, and build runways. That is where we are going to end up unless we start finding other areas so that is point number one, an economic engine until otherwise directed by the FAA or the FDOT. He believes we are not there, but we are on that doorstep, and that is an important component that goes into the recommendation at hand.

We need to make the airport property available and accessible to the public on a fair basis. This body in the early years of working for the City, it was said very clearly and even at the time it transpired it was the history of the airport and that was thirty year leases or purchases and that property came back to the City. We leased it out at very low rates and that could have been at the time argued understandably an economic incentive and he understands that, but as the property started to come back to the city, there was an expectation that the owners who were turning back the property to the airport were expecting another good deal and this body said no, we want a fair deal and we want a market rate driven deal. This body gave that direction to him very clearly and since 2014 he would bring to their attention that they have had six new leases. He uses the word "lease" loosely and will get into that deeper, but we have had six new leases where we have renegotiated to what he would call a fair market rate. We have done those either through a fair market rate or we did an RFO just like we did on 8900 Airport Drive with similar language written in to our benefit. We did not say whether we wanted to lease or purchase (and he will get into that more in a minute), but we very clearly stated that we are going to go through these proposals and pick out what is best financially for the airport. It was clean and that was the deal.

It was clean in the RFO; so since then six new leases have been renegotiated. Summarizing, two went to Brainard at what they consider fair market proposals. One the City rejected, which was some of the T-hangars and we took those over because we felt like we could make more money off leasing out those T-hangars than the existing issue. The other one located at 9000 Airport Drive and he did not use Skybolt's name, but that item was just before this one on the Consent Agenda; that item was not pulled and that was a Skybolt issue. That item renegotiated a lease in the same fashion as this item for Leesburg Hangar, LLC (aka: Danforth) lease and just like the other example the Aerospace lease they provided a purchase and we just did that with Skybolt at 9000 Airport Drive. Their cash payment approval was just signed off on so they could get their funding for that so that option was out there. We are working on 32746 Echo Drive and 8900 Airport Boulevard, those are the ones that we have negotiated.

Then the final thing is we need to make the airport as self-sustaining as possible. In English, it is to have them make as much money as they can because "cash is king" and he will not back off from that statement. When we set out we knew there was going to be competition for the 8900 Airport Boulevard hangar, which is why we did a request for offer. We know we are bureaucratic and we use lots of acronyms and a request for offer is not a bid, a request for offer is not a proposal, those have very strict guidelines by statutes and a request for offer does not. In fact, you are not even required to do a request for offer, so a request for offer totally benefits the City. We get to do the best deal that we find financially possible and that is what we did. Now, even though it is confusing and convoluted; the airport basically has two ways that we manage property; one is a lease, and two is a purchase. Both look, and act like a lease, because at the end of the lease term or the purchase the property comes back to the City. Whatever you want to call it, a lease or a purchase in the end it comes back to the City. They are two different scenarios depending on how you acquire those funds, which goes into the matrix on how

you decide what is financially best. With the lease option, typically you receive your money over time in monthly increments so you do your triple-net lease and you would move forward.

We received three lease offers and those lease offers were from First Class Aerospace for a term of twenty years. They proposed twenty four thousand twenty four dollars annually and if you multiple that over the term of twenty years that would accumulate to four hundred eighty thousand and four hundred dollars over that twenty years. Remember, we would not collect all that at one time. We would divide that number by twenty and then by twelve and those monies would be received in monthly increments or by the terms of the lease that was negotiated, but typically done in monthly increments.

Skybolt also provided a typical lease twenty six thousand dollars annually times twenty, which comes to five hundred and twenty thousand over the term of the lease. Then with Leesburg Hangar, LLC (aka: Danforth) their offer was different, they did not provide an annual rent payment, they provided a cash lump sum and that number was three hundred and one thousand dollars which made it sticky. Bottom-line, staff is not recommending a lease for three reasons; there is no guarantee on long-term annual lease revenue, you have to take into account the difference between lease payments and the lumpsum payments, and you have to take into consideration the time and value of cash money in hand. It is comparing all cash now verses incremental payments over the next twenty years that does have a huge financial impact on a decision and that financial impact is difficult to decipher. If you talk to a business person they would say the discount rate on that would be upwards of ten to fifteen percent, but if you talk to a government guy he would tell you he is only getting about one percent on your money. Using a chart to delineate what the discount rate would be, the cash lumpsum payment started surpassing the other numbers and that number was about seven percent. At a seven percent discount rate the lumpsum of three hundred and one became better than twenty four thousand dollars a year and twenty six thousand dollars a year. The City also had an appraisal done on 8900 Airport Boulevard. We hired an appraiser because we tried to determine what the lease value was on that facility and if that number was thirty grand a year.

At the end of the day, with the recommendation on leasing it is not guaranteed and there is an argument about what the value of that money is. Plus, we have the issue of major repairs and those do become an issue. We have a triple net lease that says you have to fix the air conditioner and the roof. We try to push off those major improvements the best we can, but he has worked with the Commission for seven plus years, and there have been two or three issues that have come back to us. In year one when you sign the lease there is never a problem, it is always years eighteen, nineteen and twenty when the building is older that the definition of major maintenance changes. We have not had any issues with Skybolt per say, but there have been other entities out there where we are in and out fixing air conditioners and the roofs at the end of the term. The City has gotten stricter on some of the interpretations which then has made renewals harder, but triple net leases are hard. He recommends that we steer away from leases. The other option would be the purchase option; and how the purchase works is it has two different pieces. You get the value because they buy that building from you like a house, so you get the value of that hangar (facility), plus you get a land lease. In this case, we had two purchase offers, one from Aerospace for two hundred and forty two thousand dollars in a lump sum and sixteen cents per square foot for non building facilities. That sixteen cents per square foot, in this particular case, works out to be four thousand and thirty five dollars. Leesburg Hangar, LLC was the next purchase option for twenty five years and they provided three hundred and fifty one thousand dollars down and sixteen cents for a total net value of four hundred and fifty one thousand eight hundred and seventy five dollars. The City did an appraisal on that building as well and came up with the value at 8900 Airport Boulevard is two hundred and forty thousand dollars. That appraisal was done in December of 2019 and the Leesburg Hangar, LLC proposal is about a hundred and forty five percent of what we think fair market value is. That number beats the other purchase numbers so we think this is the best purchase offer. Therefore, staff recommended that the Leesburg Hangar, LLC's option of three hundred fifty one thousand dollars to put

that money in our pocket now is the better alternative because there is no maintenance concerns, cash is king and this is the clear best offer that is well above the appraised value.

To address the concerns with Skybolt because they have been a good partner with the City. Currently, they are located at 9000 Airport Boulevard. We endeavored a partnership with them, which he was not a part of, but he can imagine. It had to be like the Wipaire situation where the City said hey we will build you your facility, which is the facility you are currently in that cost nine hundred thousand dollars to build in 2001. That agreement was a twenty year lease and it was entered into in 2001 to January 1, 2021. We built a facility for nine hundred thousand dollars, the City received a CDBG grant, which is HUD money. It is not FAA or transportation money, it is HUD money in the Economic Development Department for seven hundred and fifty grand. That was the City's investment in that facility, one hundred and fifty thousand dollars and over the life of the twenty year lease we collected just short of one point two million dollars in revenue. It was actually one million one hundred and ninety eight thousand four hundred and ten dollars. The City of Leesburg was scheduled to earn one million forty eight thousand four hundred and ten dollars over the life of that deal, but nine eleven happened and there was a default that year. The City paid back that grant of seven hundred and fifty thousand dollars. We did not lose on the deal, we were still in the black, but the City did not make as much as we thought we would on that deal. We also recently sold that building and that was one of the deals that we talked about with fair market value. We negotiated with Skybolt for quite a while on this and ultimately came up with the current deal that they are in compliance with, but there was a two month window between negotiations and the final deal where their lease had expired in January 2021. The City still honored them paying the old contracts rates verses the new one. We did not terminate that contract so they would not be in default because we are good business partners. We kept working with them and at the end of the day they actually got a deal that he thinks is not fair market value and that is something this body should have done. We entered into an agreement with them for under market value. The factual numbers are; March 22, 2021 we entered into a new sale agreement with Skybolt that provided us a lumpsum payment of five hundred thousand dollars and a lease of seven thousand and ninety three dollars a year for a total term of six hundred forty one thousand eight hundred and sixty dollars. We did a city appraisal on this and by the time we started working with our appraiser he did not want to do a purchase agreement and the best we could do was get a lease agreement appraisal so that value was two dollars and seventy one cents.

That number is different than the sixteen cents we talked about earlier because that includes the building and land and that would be a total annual payment of a hundred and twenty thousand. Skybolt also did an appraisal, on their own, and their appraised value as of 2016 as they represented was eight hundred and seventy thousand dollars for a purchase agreement of two dollars and fifty nine cents for a lease agreement. Those were their numbers as of 2016 and those were the numbers we started working on to come up with the ultimate deal that was agreed on. Depending on whose numbers you use, Skybolt got a pretty good deal at about sixty percent of market value, which is a good deal and it kept an important business at the airport. With that, those are all the facts, presented fairly, and equitably. It is his recommendation that the Leesburg LLC lease, at this time, provides the highest cash value and the best use.

Mr. Bowers remarked that he thinks we could all work together. He is not here to be confrontational, he is here to be a winner, if you take a lemon you should make lemonade. One comment on the City Managers numbers, that eight hundred thousand it took him about a year until the C-wings appraisal came out to find the errors that Durango had done on that appraisal. He welcomes the City Manager, if he has a couple hours, to sit down with him because he has a spreadsheet they could go over. Another thing on the five hundred is our building is very intense with air-conditioning units and typically the lifespan on those is fifteen years and ours are well into overtime. We were looking at the potential of replacing eight units, which is close to eighty thousand dollars or higher, so with the five hundred we are taking full responsibility for everything. There is no argument on triple net anymore because we have all

been around the block on that and it is very clear all the maintenance costs are in his court. So to say it is just a super deal, yes, to him it was a good deal and he appreciates the City for honoring that, but there is always a little bit more to the story and he wants to clarify that. He is asking the Commission to put this on pause, get the facts, and let's all work together. He thinks Mr. Robuck and all of them want to see the airport grow and prosper. We can all do this together, but right now there are two businesses that really need growth and whether it is Skybolt or First Class Aerospace, he really would appreciate if they reconsider. Mr. Robuck and his needs could be addressed and we can all come out of this winners.

Commissioner Robuck, although abstaining from the vote wanted to make the following comment. He does appreciate both Skybolt and First Class Aerospace as both are very important members of the airport. As a Commissioner he has supported their growth in the past, but he wanted to clear up and for the people watching, this is not just a personal toy for him. In addition to being a Commissioner, he is the owner of RoMac Building Supply and another one of the other members of Leesburg LLC., is the owner of Hewitt Environmental and between the two of them they employ approximately two hundred and eighty people in Leesburg. He knows with RoMac sixty-seven percent of their employees live right here in Leesburg and within the last two years they have made the decision to sell property outside of Leesburg in surrounding areas in the state in order to grow their business within Leesburg and bring those jobs here. They have spent about a million and half dollars expanding right here and this would allow them to do business all over the state, yet keeping Leesburg as their home base to do business throughout the State. He just wanted to make that known.

Commissioner Pederson wanted to clarify his comments on the hangars. He knows the last set of hangars built were T-hangars and his recommendation this time is for box-hangars that are versatile for people storing aircraft, they are leasable to companies and so forth, and we do have the land. We have land mixed in with the current hangars and that does not even count the land along the highway, which we are renting to car dealers. That land will be available at some point in time. The most important comment that he wanted to clarify is that Box Hangars are versatile and he would like to see us talk about it either at the next meeting or during the budget process in July. He would like to include the Airport Advisory Board and see if we can come up with a plan to build more hangars. **CM Minner** commented the best place to address this would be at the budget workshops where we can get invite the Airport Advisory Board of that date and that will give us the most time for when we can all sit down and talk freely without commitments, which will give better direction to staff to move forward. **Commissioner Pederson** remarked for the audience that the workshop budget process starts in July. **CM Minner** added that we will get that information out. **Mayor Christian** asked if they could bring some cost projections because even though it sounds easy taking water out and mitigating the wetlands that has always been there, those numbers are going to be crucial for us to talk. With expansions there are rules with the FAA and FDOT because they have always had a problem with us building on the road due to the buildings and the airplanes landing. He does not know if Tracey can come with information on the building heights, why we currently lease, and why we purchased those buildings on 441 so we could stop development. All this need to come to that workshop so we can talk about it. Maybe we need a one day workshop just for airport so we can have specific time set aside because it is a major economic engine and we need to discuss this and the best use processes. Maybe it is not leasing out to car lots to park three hundred cars on 441, maybe we need to identify what the highest and best uses are so that we can utilize FAA and FDOT.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Abstain

Mayor Christian Yes

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

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

A. SECOND READING OF ORDINANCES

1. None

B. FIRST READING OF ORDINANCES

- 1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 32.68 +/- acres; being generally located on the south side of County Road 48, east of County Road 33, lying in Section 15, Township 20 South, Range 24 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. (Sundance Subdivision)**

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Robuck mentioned he has some concerns with this because it backs right up to Rogers Industrial Park. For the new commissioners we have spent a lot of time hearing from residents who live in Arlington Ridge and the other surrounding subdivisions about the mulch plant out there, which is actually located in the County and the city residents are complaining about the odor and the noise coming from this facility. In this case it is going to be city on city, we will have an industrial park backing up to a residential subdivision, and that is very concerning. If we are even going to consider this can we force them to disclose that information to the potential homeowners at the time of sale. **CA Morrison** stated we can, but he has seen enough of these situations to know that it is not effective because people do not hear it and particularly the person that purchases the home from the first buyer probably does not get that information. The developer can preach it to the first buyer, but when the second buyer comes along and they just buy into it even though they can look over there and see there is a factory they do not pick up on that. **Commissioner Robuck** pointed out that with this property if someone were to come in and ask for some industrial or commercial zoning he would happier to do that. He thinks this is going to create problems that we are going to have to deal with it down the road.

Commissioner Burry agrees with Commissioner Robuck.

Commissioner Pederson mentioned that with the mulch plant and the ashes from the incinerator he remembers an issue that surfaced where the wind was blowing the wrong way and everyone came in here complaining and that is county property but we still took a lot of heat on that. When he walked in here today he was okay with this, but we will be on the hot seat in five to ten years with all the angry homeowners complaining about that tall incinerator lit up at night, then the noise and the ashes.

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, Florida, changing the Future Land Use Map Designation of certain property containing 32.68 +/- acres from Lake County Regional Office to City of Leesburg Estate Residential, for a property generally located on the south side of County Road 48, east of County Road 33, as legally described in Section 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance Subdivision)**

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

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

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 32.68 +/- acres from Lake County A (Agriculture) to PUD (Planned Unit Development) to allow for a single-family residential development for a property generally located on the south side of County Road 48, east of County Road 33, as legally described in Section 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance Subdivision).**

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

Mayor Christian requested comments from the Commission and the audience. There being no comments he asked if the developer was in attendance. **Planning & Zoning Manager (PZM) Dan Miller** remarked that he was not. **Mayor Christian** suggested that he should attend the next meeting because there may be some concerns that need addressing.

4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 148.67 +/- acres; being generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, lying in Sections 31 and 32, Township 20 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. (Hodges Reserve AX)

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Pederson commented that the developer Hanover has done quite a few developments throughout Leesburg and he has supported everyone of those, but this one staff is against and he believes the Planning Commission voted unanimous against it. He he wanted to go on record and stated he will vote against this one.

Commissioner Burry stated just reading City staff analysis, it says the surrounding future land use map designation for Lake County rural and Lake County rural transition are not at this time compatible with the proposed future land use designation of the city residential, so for him this does not match what is there and he would not be in favor of it.

Commissioner Robuck understands the concerns from the Planning Commission; however, for him this is the area where developments are going to start happening because of the turnpike interchange. This is the area where Kroger and Amazon have located and you are seeing a lot of interest in that area from home builders because there are not places for the people in those companies to live. In fact a large company just did a lot of due diligence on the Ford Commerce Park because there are not enough restaurants and the only way you get restaurants is rooftops and those have to come, so if Leesburg is going to develop real commercial industrial that is where it is going to happen. It is going to be near the transportation hub and he thinks that is why you saw the county improving Dewey Robins Road because they recognize growth is coming out there. Another thing with that area is they have some housing, but it is all geared towards sixty-five plus, so it is not for the workforce people. We desperately need workforce housing and this is a subdivision where we are talking about workforce housing and just to be clear it is not subsidized, affordable housing. We are talking about the type of housing like Lake Denham Estates, which was just recently built in Leesburg on US-27 and that is great subdivision. In todays environment unfortunately due to construction costs you are talking about two hundred and fifty to three hundred thousand dollars and that is a product that you are going to need a sixty thousand dollar pre-taxed household income to afford. This is the development where you are going to have your utility workers, teachers, fire fighters, police officers and people that work at Kroger's or the Amazon warehouse. We need housing for these people and the way we get to have our downtown developed is to have young people live in Leesburg and right now we just do not have that housing product and this subdivision would provide that. It is a rural area, he gets that, if you live in that area and houses come there is no other way around it, it sucks. When you moved there it was rural, but that is what happens to rural areas if the City is going to grow. If you do not want the City to grow that is a realistic option to say no, no more development, but for him he wants the City to grow. This is a quality development and they do have a long track record of building quality developments in the area and it is not an environmentally sensitive piece of land. There is a lot of talk about that, but to be fair there is talk about that on every piece of property that ever comes up to the Commission. We know there are gopher tortoises on literally every piece of undeveloped land in Lake County. This is not what he would consider a really unique piece of property, so for him he is open to some tweaks and changes on the plan, but he thinks we need a product that the working families can afford if we are going to grow Leesburg at least the way that he would like to see it grow.

Mayor Christian asked Commissioner Connell if he had anything he would like to add. Commissioner Connell had no comments at this time.

Mayor Christian asked if a representative from Hanover was present to provide a presentation.

Ben Snyder, Hanover Land Company, Orlando stated they do have a presentation. To provide some background on their team, he is the Vice President for Land Acquisition, they also have Tony Lorio, Vice President for Land Development, Blake Drury, Planner from GAI, who will be handing the presentation tonight, Tony Reddeck, their Engineer and Mohammed Abdallah, their Traffic Consultant on this project.

Hanover Land Company is a builder/developer who has been in this area for a long time. They have developed thousands of lots and built thousands of homes within Central Florida. They have been very active in Lake County over the last ten years; Ardmore Reserve is located in Minneola, Cypress Oaks and Preserve at Sunrise are located in Groveland, Windsong which we just received final approval on is under development in Leesburg and Eagletail Landing (f/k/a: McElyea) is located at the corner of Number Two Road and CR-48. They are very close to finishing the final approvals and they are very excited to get started in producing another quality project in the City. Trinity Lakes is their big project located in Groveland that has one thousand one hundred and fifty three lots and has spurred on other economic growth within the City of Groveland and put Groveland on the map. The family he works for is very generous, committing over five million dollars to charitable organizations within the last ten years.

Blake Drury, GAI Consultants, stated they are here tonight asking for three things; a voluntary annexation, a comprehensive plan amendment and rezoning. It is important to recognize that this is part of the ISBA that anticipates and contemplates the annexation of city services among the four cities in the area. They are east of US-27 and about three quarters of a mile from an existing development. They are north of Dewey Robins Road and he thinks that is an important piece to talk about. Referring to a map he pointed out where US-27 was on the left side of the proposed development and CR-48 on the top, US-19 on the right side and within that there are no improved roads. As we talk about the timing of development and as it moves south from the City, we need to think about where the infrastructure and the source of support for the development is actually coming from. Dewey Robins Road, about ten years ago, was improved in anticipation of this type of growth and that is the only improved road in that interior segment, so if we think about how services actually get provided that is an important piece of information and wants to keep that in mind when looking at the surrounding area. They are about three quarters of a mile from U.S. Highway 27 and close to the Lyden-Nicholson PUD, which was approved for over a million square feet of commercial. As Commissioner Robuck rightfully pointed out everyone wants to see that succeed. Everyone wants to see the commercial be successful and everyone wants to see drivers of those employment uses be successful. Here we have sort of created a chicken and an egg issue; we want the commercial, but we really need the rooftops to support that commercial. In this case, we have a developer who is willing to put in the rooftops, but who wants to put in the rooftops to support the non-residential uses that we see there and he believes that is important to note. The other thing that is important to note is this would be the first developable site to the east as you go along Dewey Robins Road. Properties to the north really have significant barriers to this development. There really is no transportation access, it is further from utilities, it has dirt roads and private drives, it really leads to insist that these properties have to develop and position themselves for development before development can start. That is actually more proximate to the infrastructure not being a valid concern and they take issue with that and in most other situations they would be making the exact opposite sort of argument. These projects are going to take awhile to develop and they are proposing a three phased project. He thinks it is really important to land on this with an approval of the PUD at US-27 and the Turnpike because that really planted the City's flag there and to say that we are premature, he thinks is not an accurate assessment of the situation. Referring to the Conceptual Plan, this would be about a hundred and fifty acres; three units to the acre. If you do the math that would be a maximum of four hundred and forty nine units on forty to fifty foot lots. They would all be single-family detached homes. Folks say they have been pleased with Hanover Building in the past. Referring to the slide, you can see the orange lots

around the perimeter are fifty foot lots and the yellow lots on the interior are forty feet and they did that for compatibility reasons. They know people are going to say well everything around this is rural, but every single development in this part of the City, including those with even more intense uses, is or was adjacent to agricultural lands as it developed and some still are. With the question of compatibility, there is a certain bar, and the bar either has to be the same or I like it or I do not like it. The Florida statutes and Planning legislation Chapter 163 actually defines what capability is and what land uses can co-exist in proximity to each other in a stable fashion over time where the use of property is not negatively effected by the presence of the other. He would submit that agriculture and residential are in fact compatible.

Single family uses are inherently compatible with single family uses. A sixty foot lot and a fifty foot lot are virtually indistinguishable from each other and again as the community develops there will be residential areas adjacent to agricultural areas. It is important for us to note why we are doing lots of this size and the best way to think of it is over the past ten years the National Association of Home Builders in their research have shown that the average lot sizes are down about twenty percent. There are a lot of things that are causing that and what they are seeing here in Central Florida, along with other builders, are the higher land and material prices together form this situation where if you acquire large lots the higher costs and prices for the potential buyer are pricing them right out of the market. They are trying to get some control on the construction, but they can save more of a degree on land with smaller lots that will allow for lower home prices. This is going to allow a situation where the buyers of these homes can be the folks that serve the community everyday. The policeman, fireman, teachers, nurses, these are the folks who get priced out when we acquire larger lot sizes, so this is what we believe is a good community solution to that issue. Cost is one factor, but it is not the only factor, there is a desire going on at both ends of the barbell amongst seniors and younger folks to have less land. In order to do that we have to have higher quality shared amenities, parks and pools, and trails that a master planned community like this will give you rather than just a typical subdivision. Referring to the conceptual open space plan diagram, he showed the ponds and the connected park system that connects north from the amenity center down to the lake. He pointed out how they really tried to give organization to the community in that way.

They have a perimeter buffer that meets the city requirements of twenty five feet. Referring to the Conceptual Phasing Plan, he showed the first phase in yellow that includes the amenity center, which would be built off of Dewey Robins Road. The pink, middle, section would be the second phase working around the cell tower that is the out parcel and the SECO utility plant and then the third phase in green on the east. He provided another image of the Amenity Center, stating it will have houses around it, he did not want to give the impression of it out in a field, but he wanted to show the architectural rendering of what the amenity center would look like. He also provided a slide showing the different types of homes you would see there, trying to make sure there is an architectural quality that goes along with the quality of the community design and the public amenities.

Public Comments:

Reggie Thomas, Dewey Robins Road, stated he attended the last public hearing and the gentleman just mentioned forty and fifty foot lots and he made a comparison of fifty and sixty foot lots, so lets go back to comparing oranges and apples. He purchased his property in 2017 and has several homes; he lives in Maryland as well as in Florida. He is a retiree of the NAACP and he worked at the national headquarters. He has a house in Ocala and he purchased this one because this one has close to ten acres with the privacy and the orange groves. He thinks its ridiculous to put four hundred and forty nine houses on a hundred and forty eight acres. You already have issues with the school systems so you do not need any new developments until you get that squared away. There are a lot of problems with that in terms and he is not so sure with overcrowding, but the performance is not that good. He knows that because he has three children, one who is an executive for City Group, one who is an attorney at the University of Maryland and one who is about to become a Lieutenant Colonel in the Marine Corp, so he knows what performance is. The deal is when he sees and drives down Dewey Robins and sees what

could become of that it is quite a bit. He thinks the last time one of the Commissioners asked the developers do you have Plan A or a Plan B the answer was no, this is the plan. You have to have a Plan B because almost five hundred homes in that space is a bit much.

Deborah Shelley, East Dewey Robins Road, thanked the Commission for the opportunity to come and speak. Her family resides in the Yalaha, Lake Apopka, rural protection area as defined by the Lake County Comprehensive Plan and they have been in Lake County on their property since 1983. They love Lake County and the rural area. She is here because she has great concern about the Hodges project as proposed. Along with the compatibility of the project with the adjacent properties and the existing local rural community in general. The Amazon Distribution Center that was mentioned is quite a ways down US-27 so it really is not adjacent or near Dewey Robins Road and these rural areas are not areas just waiting to be developed. We went through this in 2006 with Lake County with the rural areas plan. As you may recall that was the beginning of the rural protection area, the county policies and the county comprehensive plan dealing with protecting the rural areas. She submitted written comments for the record and hopes they will be read at everyone's convenience before the second reading. She is concerned about the consistency of the Hodges Reserve project with the objectives and policies in the Leesburg Growth Management Plan that deals with compatibility. She certainly does not object to the City of Leesburg growing, but with this particular project she does not feel this is the area for Leesburg to grow. She supports Leesburg up and down US-27 from the Yard Stop all the way down to Pat Sales.

She is aware of the interlocal service boundary agreement; the ISBA, and it states that the principal goal of the agreement is to determine how to provide services while balancing the needs and desires of the community and the site plan as proposed really does not balance here. They have plenty of rooftops along US-27 with Legacy, Highland Lakes and Plantation and thinks we have enough rooftops already.

There are some really good objectives and policies in the Leesburg's Growth Management Plan that address land use compatibility with established surrounding neighborhoods. Of course we are dealing with rural communities in the county designated rural protection area. The Leesburg future land use element states that compatibility with surrounding established neighborhoods shall be considered during the comprehensive plan amendment process, it also states that you do not have to approve land use amendments that are inconsistent with the character of the community. We have new residents in this area and if you go down East Dewey Robins Road there are several new homes being built on large acreages. Over the past few years we have had new neighbors build on large acreage so unless we have some type of definitive study that says people want small lots or rural areas it is really up in the air because we do have people moving into rural areas and those people would like to have a reasonable expectation that their area might remain rural. She asked that the Commission consider the objectives and policies in the Leesburg Growth Management Plan as they deliberate about the decision on whether or not to approve this proposal as submitted. The growth management plan also states that Leesburg shall promote compatibility of adjacent land uses with Lake County so we have the opportunity for the County to be involved and weigh in on this situation. The policy regarding annexations states that you will eliminate areas of jurisdictional problems so this proposal seems to create a significant jurisdictional problem with Lake County and the City of Leesburg. So again, as you deliberate on the decision about these ordinances she hopes you consider the objectives and process in the Growth Management Plan and she respectfully requests that the applicant provide significant revisions to the proposal and the proposed site plan to bring it more in line with the existing community and the rural protection area.

Scott Sattler, resides off Dewey Robins Road, stated he is here with his equestrian family because they have concerns with this Hodges Reserve. They have been living on this property for the past twenty five years. They are here today to discuss these concerns regarding the future land use of rural Lake County.

With regards to the Commissioners statements about the rural land and that this is where growth is going to come to; he and Ms. Shelley were at the last meeting and he pointed out to then that this is a rurally protected area and you cannot just circumvent through paperwork, data and research. These scientific

studies date all the way back to July 1972 with the Conservation Act of 1972. That started this process to rurally protect up to 2006, than the Conservation Act and there is the Growth Management Act of 1985/1986. Both Acts intended to help local officials to make decisions regarding the distribution extent and timing of future growth. The distribution of growth defined as the geographic location of new development and the relationships between that development and existing development and supporting infrastructure and the environmental resources of that area. None of which has been considered in this development. The final characteristic of the growth management act is requiring local officials to manage the timing of future developments. Stating that local governments must decide when permitting developments if the specific area proposed for development has the necessary supporting infrastructure and other developmental characteristics that support the new development to which this rural area, protected area supports neither. Leesburg's own Code of Ordinances 25-274 speaks in respect to the planned development district intent statements and Subsection B of that statement says; the planned unit development is intended to promote creative development, which is compatible to adjacent land use and is in accordance with the growth management plan to which neither of those apply. This particular area also protected through the Yalaha Lake Apopka rural protection area including the roads of East Dewey, South Dewey and Dewey Robins Roads are all also protected roads that cannot be expanded and they cannot be widened because they are protected; they have to remain as they are. According to the 2030 Future Land Use Designation Analysis for the Lake County Comprehensive Plan, it states that the County established in addition to the designation assigned to the green swamp area of the critical state concern in the Wekiva River Protection Area itself it has established two similar yet very distinct future land use categories in the rural areas of Lake County; the rural category and the rural transition. At this time, the rural area does not have a breakdown according to density with the acreage changing from a one unit dwelling at a five acre plus acreage. There is no room for movement in this, it also states that these land use designations are intended to work in harmony to maintain the rural character, lifestyle and agricultural potential of certain areas of Lake County. The creation of these land use designations also benefit the public by providing for an area in Lake County in which a reduced level of investment for public facilities is required and accordingly less public demands and expectations relating to such facilities. Additionally, the creation of these land use designations will assist the County in implementing their overall plan strategies to maintain the rural character and lifestyle of certain areas in the County and will promote the protection of agricultural uses and the environment. Under the rural future land use, it allows rural residential developments at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and intended uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits so in that subsections here maintaining the rural character of the area by developing at a very low density. The distinction between the two is right there and the only difference in the rural transition other than it does accommodate from one to five acres, one to three acres, and one to one acre based on that growth and density, which the City's Comprehensive Plan speaks to in those areas is almost blatantly across the street from where they are trying to develop. It makes no sense that in the rural protected area on the other side of the street where none of these apply and it does not meet any of the requirements in this particular development; zero. The only distinct part between the rural transition is developing at a very low density and then developing at a low density. The Lake County Rural Area Plan of 2006, which was backed by the Citizens of Lake County Alliance to Protect Water Resources, the Citizens Collation of Lake County, Lake County Conservation Council, the Friends of Yalaha, and the Citizens Against Rural Endangerment states the County of the rural planning is not about making all of Lake County one dwelling per five acres, it is about ensuring that all of Lake County does not becoming urban sprawl. Urban Sprawl is defined under the City's term as urban development of uses that are located in predominantly rural areas that are characterized by one or more of the following conditions; the premature or poorly planned conversion of rural land to other uses or the creation of other areas of urban development uses which are not functionally related to land uses, which predominate the adjacent area. Urban sprawl is typically manifested in one or more of the following land use patterns and the one that is addressed here is leap

frogging. That is what is happening here of which Leesburg is responsible for. If you have taken a quick look at any of the Lake County interactive maps you can clearly see that Leesburg is definitely leap frogging and this is urban sprawl nightmare in the making. To say that this application is premature is an understatement, it is hard not to notice the amount of circumvention in this process to get Hodges Reserve approved through Leesburg, all the while disregarding its own ordinances. It disregards its adopted comprehensive plan and several requirements that have not been made and some not even addressed. In addressing what was mentioned by a Commissioner, there was an online survey that took place in the Lake County rural area plan back in January 2006, with regards to what the people would like and that online survey talked about future land use and growth. These are facts and a majority of the respondents ranked natural resources as the top characteristics that make their community unique. Eighty five percent of the seventeen hundred and ninety four respondents thought the pace of growth was too fast. Eighty six percent of the seventeen hundred respondents stated that preserving open space between communities and neighboring communities is very important. Forty percent of the seventeen hundred and ninety four indicated that they want no new residential growth in their community. The majority of the respondents ranked protected habitat and natural areas as number one for what they would like to see more of. The majority of the respondents expected a slow growth to preserve their rural life style and to preserve the environment. In 2006, that was eighty plus percent of the people that were not in favor of this type of growth certainly were not in rural protected areas.

Pam Roustio, Turkey Lake Road, wanted to make sure that the petitions she submitted are on record. She is asking that the applicant just revise their proposal to come more closely integrated with the existing rural community and rural lifestyles. They need to comply with the zoning category as defined in the adopted 2030 Lake County Future Land Use Map. The people in this room support your businesses and the businesses along US-27 and we are a part of the community and she respectfully asked that the Commission pay attention to what the people in the area are saying.

Michelle Miller, Dewey Robins Road, stated that a lot of them have kids and moved out here to raise kids on rural land. We are not saying that growth is not going to happen, it is inevitable at some point, but not so much especially in the place where we are. She has four children, two dogs, pigs from 4H, most of the time they have steers and chickens and that is what they do. Their kids ride around on ATV's and that is a freedom and why they moved out there. That is why more people are moving out there with their children. Those children have to go to school somewhere and many of these parents work so those children are going to have to ride a school bus and we do not have enough school bus drivers to take the kids that we already have. We are begging for school bus drivers, we are losing teachers in the City of Leesburg because we cannot keep them in our schools. This area is zoned for Leesburg schools so where are you going to put all those children. She works for the school system in Astatula and they cannot take many more students over there and that is usually where they go if they do not go to Leesburg. She would like them to take that into consideration' this is not just about the rooftops, it is about the families and the families that moved out here for a reason. These people have to have places to go and their children will have to have places to go. She also mentioned that her mother, Kim Cronin, who resides on Dewey Robins Road, wrote a letter and she wanted to make sure that was in because she was unable to make this meeting.

Lori Brown, Dewey Robins Road, stated the letter she received about this development said that the parcels would be one acre and now they have turned into a quarter of an acre; that is a big difference. All of the land and surrounding residents are five acres or more, not a quarter acre or less. Everybody has a lifestyle out there that is totally different than City, so please do not kill our rural area.

Brian Krieser, South Dewey Robins Road, stated he moved out here to live in a rural community from the City of Chicago and if anyone watches the news you know why he got the heck out of there. He does

not like having the riff-raff of the cities coming out and destroying the rural areas. Also, they happen to do gopher tortoise surveys and relocations so they know quite a bit about this. When they talk about a hundred and forty eight acres and fifty foot wide lots; the front of his house is sixty feet wide. He commented that his house is not much different than a lot of the size houses around him.

When these communities go in they are going to have to go through that whole area to remove these gopher tortoises. He knows what is out there because when he was looking for property one section of land that was for sale; five acres right smack where they are talking about clearing out all the trees. They did a survey and a relocation. That happened to be from his builder over in Groveland and on that five acre track, it had fifty holes. Now we are talking about cramming all of these in here so we are talking about probably a potential of over a thousand gopher tortoise holes. They have to be removed and the cost of that is expensive and they are just going to be passing that over on this development. Somebody said that it was originally proposed as one acre tracks and now they are trying to cram as many in there as possible because of the all mighty dollar. So, what happens if they do not properly clear this properly and relocate these turtles. They are supposed to go to recipient sites and there are not too many recipient sites out there. The minimum right now to trap a turtle is fifteen hundred dollars and to relocate it a few years ago was seven hundred and fifty dollars, so now its two thousand dollars due to the lack of recipient sites. If they do not pay attention and a lot activity starts those turtles will go to everybody else's property out there; burrow in anywhere because they are protected. We have them on our property they are like members of the family, but they burrow down and they can potentially affect the foundation of houses and if anybody here has to hire and have it done just for a survey is three hundred dollars just to trap one turtle. This could cost thousands if you have multiple turtles, how many people have that much extra money. He does not think this has been given much thought. We worked really hard to be able to come out here so we could live rurally amongst fine people in that rural lifestyle in the peace and quiet. We did everything the right way. His fear is that they are going to have increased traffic even though it is already tough to get out and go to the Home Depot in Leesburg or Clermont and drive down Dewey Robins Road. You have everybody out there riding their bikes and a lot of them do not have any consideration for the people living there. Now you want to cram four hundred some odd houses in there and create more traffic. Many of us live out there but are willing to commute far distances all the way into Orlando or Ocala to work and those are the commitments we made to live here. A lot of people have lived out here for years and years. This is completely ridiculous, every where we have lived St. Cloud they opened land and they decided to build a whole big bunch of subdivisions. One thing they did not do properly is the drainage on it so driving down Canoe Creek Road it is flooding now. All the problems the City has now, and he happens to have an assistant who has a family member that works for the 911 in Osceola County who tells him about all the problems that are going on out there, but you wont hear it on the news. They do not want people to be informed of what is going on, but if anyone who takes the time to be informed knows that when you are putting that many houses in and you are trying to expand a town right there you are getting a lot of the problems that come with it. He does not think that people here want to deal with those problems. He knows they do not want to deal with the riff-raff and other things that could happen when you are developing sites like this. You have people with farms and stuff and if a hole gets burrowed in on their farm because of this development it could potentially shut them down. On Dewey Robins there are those u-pick blueberries and blackberries, what happens if it burrows right in there and now they cannot do their business because by law they cannot go within twenty five feet of that hole with any equipment. People are not thinking about how it is going to impact not just the day to day life but how it is going to impact people as far as their wallets.

Jen Krieser, South Dewey Robins Road, added the reason why they chose Howey in the Hills to live is because they were five acre tracks and it was their understanding when they looked at the land use map that it said you were not allowed to build on less than five acres. They have only been there two years and it is already right around the corner from them. What they were talking about with the gopher tortoises, not only is the builder going to have a problem getting rid of these tortoises because there is a

shortage right now of places you can take the tortoises. Having the activity on that property will cause the gopher tortoises to go running to other properties, you cannot stop them, and those people cannot afford to pay two to three thousand dollars per tortoise. Plus the permitting fees by the government, which are another two twenty, but the point is they cannot afford that. The only way to stop it is to put up a big vinyl privacy fence but that would cost about twenty thousand dollars on a five acre lot and who has that kind of money. So those gopher tortoises are going to move in and they will burrow under peoples homes, sheds and we will not be able to do anything about it because we cannot afford to have them removed. The neighbor mowed his lawn and we got three extra tortoises just from him mowing his lawn. You can just imagine how many are on that proposed property. Another thing is with infrastructure and many cities across the country are having a problem with their water and sewer because of age. She does not know the stage of Howey, but she does know that taxpayers are going to be paying for the infrastructure. They are going to be paying for the increase in police and the schools.

They are going to pay if a road has to be widened or if traffic lights have to be added. She understands when you are at five acres if you divide all that, but you are adding four hundred people to an area where what they are doing is to a little tiny area and that is a big difference when you could only have five acre tracks. She wonders about the roads when they go down Dewey Robins Road this is a two land road, single each way, if you are going to add how that many homes and that many cars for each parent going down these roads, and they are dirt roads they have not been developed and if that gentleman is correct, we cannot even widen these roads. Downtown Howey is thirty five miles an hour with one blinking traffic light, how are we going to add all these people to that one little area. Has anyone driven these roads and if we cannot widen them that is going to be very interesting and with the infrastructure; she did not hear the guy talk about the infrastructure or the water and sewer. How is that tying in because Howey needs to redo their infrastructure even without this development. **Mayor Christian** asked if she is referring to Howey in the Hills or the City of Leesburg. **Mrs. Kreiser** answered Howey in the Hills; she lives in Howey. **Mayor Christian** pointed out that we cannot control what Howey in the Hills does, we only control the City of Leesburg. **Mr. Kreiser** interjected that the City of Leesburg is trying to annex the property to make it part of the City of Leesburg from Howey in the Hills. **Mayor Christian** clarified if it were to come into the City of Leesburg, at that point the developer would have to go by the City of Leesburg standards and nothing to do with Howey in the Hills or Lake County. When property comes to the City of Leesburg we have our own standards that the developer would have to adhere to; that is where our staff works with the developers to ensure that they understand the City's codes and ordinances. That is what the developer would be tied to and again that is if this item is even approved. **Mrs.**

Kreiser questioned if her taxes would go up since its not going to go up in Howey. **Mayor Christian** responded that he does not believe any City of Leesburg Commissioner said anything about taxes going up. **Mrs. Kreiser** interjected what about police, bigger roads, and more traffic lights.

Mayor Christian replied that we do not pay for schools, those tax dollars go directly to the Lake County School Board. **Mr. Kreiser** added that he does not think anybody in this room here believes that when you develop and continue to develop that our taxes do not go up. **Mayor Christian** pointed out that if you look at the City of Leesburg's tax records, our taxes in the City of Leesburg, has not gone up; in fact, we had a roll back so you should look at the City of Leesburg's history and this Commission has been very frugal in making sure that taxes did not go up on future developments. If you look at Lake County and what the City of Leesburg has done, we have been very conservative on our growth and if you look at what is happening in Central Florida growth is happening all over so this a developer who just showed you he has been all over Lake County, has now taken an opportunity to come to Leesburg and say he wants to develop in Leesburg, but when it comes to Howey in the Hills or even Lake County when he decides to come in from Lake County to Leesburg that is when our City staff deals with that developer to make sure he adheres to the City of Leesburg. We are allowing those who came this far an opportunity so you can discuss it tonight, so we can hear instead of waiting until the next meeting, which is why we were giving everybody three minutes tonight to talk about your concerns. We will be voting at the next meeting on whether or not to approve or deny this applicant. We want to hear everyone so after this, we

are going the three minutes "firm" and hopefully you are going to say what we have not already heard so that we can move on to the next item. **Mrs. Kreiser** said her final statement is that we are taking away her voice, the rural voice, because they are not rural and they do not understand what it is like to have five acres and to have an American dream taken from them when it starts building up around them.

Kristen and Craig Reuter, South Dewey Robins Road. Kristen Reuter said she was not planning to speak tonight but they do live in a rural community. We are City and they are rural and the people here are her neighbors even though we do not know them, we are not next door to each other, we are not an arms length away because we live and want to live in the rural area. We have ten acres, we have horses and love to ride them and on the weekends we have to deal with the sports bikes and the motorcycles who come flying down our road every single weekend Saturday morning at 9:00 a.m. so she cannot even ride her horse without having to worry about these people speeding up and down their roads. We also have the people in the Hondas who like to speed down our roads and if you put in more of these homes you are bringing in way more traffic and taking away from why they moved to where they live. She does not feel that they should be pushed out. Craig Reuter stated he grew up in Orlando and moved out to this area on purpose because he was tired of Orlando. He knows what Orlando used to be like back in the eighties, he is old and he gets it, but it grew into what the City is trying to do here and it is a big mistake, do not do it. For saying we need rooftops so people can work at Kroger's or whatever, he works at Universal and he drives everyday. He does it on purpose because he does not want to live in the city. If he can drive it so can they, that is why we have vehicles. That is all we really have to say, but please do not do it.

5. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, Florida, changing the Future Land Use Map Designation of certain property containing 148.67 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as legally described in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Hodges Reserve LGCP)

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

Mayor Christian stated this is the first reading it will layover until the next meeting. **PZM Miller** commented that this item will need a motion to have it item forwarded to DEO for the large scale comp plan. **CM Minner** stated for the audience that this will need to go to the State for their review and comments. Then it will come back to us, we will need to advertise it for the second public hearing, and that will be in the August / September timeframe. There will be another notification period for this hearing. **PZM Miller** added that the notification will come through the newspaper, but they can always call his office. **Mayor Christian** questioned on how the public will find out about the meeting; will it be just the newspaper. **PZM Miller** answered it would be through the newspaper, but if Commission desired, staff could send out an additional notice. Code requires the notice that we send out for the Planning Commission, but for this one it would just be through the newspaper advertisement with the map included. **CM Minner** commented we need a motion to transmit this item to the state.

Commissioner Robuck made motion to transmit this item and Commissioner Pederson seconded the motion.

The roll call vote for transmittal was:

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

Five years, no nays, the Commission this item will be transmit to the state for their review and comments.

Leanna Ulmer, Thomas Allen Road, thanked her fellow rural neighbors who came out, who have a lot more knowledge about this than she does, but she wanted to say that she and her husband moved out here to have that rural experience and to be able to have that for their grandchildren. They have ten acres and are kind of heartbroken because they expected growth at some point down the road, but they never expected this to be happening right now. She does feel like it is going to impact the type of life that everyone is trying to have out there. They do respect the fact that obviously things do need to grow, but she does not think this the right fit for their community. With the safety aspects there are a lot of bicyclists that come and train there. There are a lot of hills going up and down East and South Dewey Robins and she knows that is a lot of the triathlon that happens with Clermont and those bikers come out here. They ride in the mornings and many of the roads are no passing zones because of all the hills and you have to go five miles an hour behind them until you can get to a point where it is safe to pass them. She is not a bicyclist, but if you put a bunch of houses there and these people have been driving on these roads to get into downtown Howey or wherever, she foresees that as being an issue for people getting hurt. Especially those that ride these bikes and train because of all the hills out there. That is just something she wanted to bring up because she does not know if anyone has thought about that. She respectfully asked that they reconsider putting this somewhere else maybe where it is more conducive to not being a harm or a deterrent to where people are living a rural lifestyle.

6. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 148.67 +/- acres from Lake County A (Agriculture) to City PUD (Planned Unit Development) to allow for a single-family residential subdivision for a property generally located east of U.S. Highway 27 and on the north side of Dewey Robbins Road, as legally described in Sections 31 and 32, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Hodges Reserve)

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

Mayor Christian pointed out for the audience that this item will layover until August or some time there after.

Commissioner Robuck stated he had one question for staff if prior to the next reading there was a lot of talk about different protection areas and some of which he is familiar with and some he is not. If staff could do a summary of exactly what applies to this property and if they could get that out to the Commission prior to when this comes up he would really appreciate that. **PZM Miller** mentioned that a quick summary is basically what they were talking about and that comes from the Lake County Comprehensive Plan. That is not from the City of Leesburg Comp Plan, but he will prepare a summary. **Mayor Christian** asked if this property were to come into the City, does the County policy still apply to us. **PZM Miller** answered no, if it were to come into the City then only the City's regulations and policies would apply.

Pam Roustio commented she did not hear what was said about this item going to DEO. Is it just item number five that applies because of the large area? **PZM Miller** answered that the three separate actions here tonight are the annexation, a large scale comp plan, and a rezoning on a comprehensive plan amendment, which is larger than ten acres. The current requirement is that it has to be reviewed in Tallahassee by the Florida Department of Economic Opportunity; they give comment and send it back.

Ms. Roustio asked if that is the only review or does it go to other agencies as well. **PZM Miller** responded that within that review it does go to a number of different agencies including FDOT and different state agencies.

Lorie Howell, Number Two Road, Howey in the Hills, said she thinks the Kroger's that was referred to is going to be closer to the huge Hanover property that is going in on Highway 19 and all the heroes, nurses, police and fireman are all young families. Their kids are going to want a yard to play in and she knows there maybe community areas where the kids can go play, but sometimes parents do not have time for that. If you really want to give heroes a great home to live in, lower the home price and give them a decent yard for their kids to play. She agrees with what everyone else has already said.

Mayor Christian thanked all the residents who came out to voice their concern; this is what local government is all about, hearing from them and hearing their concerns and the developers for listening to the residents as well.

Commissioner Burry questioned when he was looking through the packet on the development standards they did make some allowance for larger lots is that correct or what is the actual lot size you are applying for. **Mr. Snyder** answered it would be forty and fifty foot lots. Fifty foot lots would be around the outside and forty foot lots on the interior. **Commissioner Burry** commend that in the development standards that we had the forty foot was crossed out and sixty foot was written in. **Mr. Snyder** responded that was not the PUD that was submitted, that was the PUD sent back to them with city staff's preferences.

7. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 221 +/- acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for commercial and residential development for a property generally located east of U.S. Highway 27 and south of Windsong Oak Drive, as legally described in Sections 25 and 36, Township 20 South, Range 24 East, and Sections 30 and 31, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Windmill)**

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

Mayor Christian requested comments from the Commission and the audience. There were none. He then stated this item will layover until the June 28th meeting.

C. NON-ROUTINE ITEMS

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing and directing the Mayor and City Clerk to execute a Contract**

for Purchase and Sale between the City of Leesburg and The Villages Land Company, LLC for the purpose of setting forth the terms under which The Villages Land Company, LLC will acquire certain real property from the City of Leesburg; and providing an effective date.

ADOPTED RESOLUTION 10,864

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

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Pederson commented that he truly thinks we are selling this land too cheap. He believes we should have an appraisal performed on the property. This is going to be some very valuable real estate down the road and he is real perplexed that we are selling it for twenty thousand an acre. He understands the Villages Development and everything going on, but he just cannot get his hands around this one. **CM Minner** stated he has spoken with Commissioner Pederson on this and he understands his concerns, but the larger picture in this sale is really the partnership with The Villages. When we endeavored to sell The Villages essentially the eastside of the 470 Turnpike corridor we encumbered about fifteen hundred acres of city property. The history of that city property was sludge disposal, land application, and reuse irrigation use spray, it was modified in 2020 and again in 2005-2007 for an industrial park. For various reasons the subsequent modification to the industrial park really did not work, but the initial 2004 CR 470 plan that was adopted by the Commission in the early 2000's did work. Long story short, the City never saw industrial development in that corridor and never really saw anything occur in that corridor until December 2016 when The Villages offered to purchase the fifteen hundred acres from the City. Now having said that, we did have a sale of property with Coreslab and we also had a sale of property to Intellisteel to relocate out to that corridor, but as we moved forward with The Villages there was one thing that made that property developable and that was The Villages was a corporation, big enough to take the City's reuse without moving reuse off of that fifteen hundred acres. You would never be able to sell it or we would have to do it. So in English what does that mean to develop that fifteen hundred acres of property, you would either have to find a partner big enough to take it from us or we would have to develop it a different way to get rid of reuse. Mind you we did get a different way to redevelop sludge application and instead of the field application we went to compress and the patty issues, which honestly is a more environmentally friendly process of the day but in moving forward with The Villages we ultimately determined that at that time, which was the contract of May 2017, that we could not sell the southside, which was approximately four hundred and fifty five acres. We could not sell the southside because there was no place to put the reuse until we came up with one, so at that time we deleted the southside from the agreement. We sold approximately eleven hundred acres to The Villages which is the North 470 property. They have moved forward and their plan is to start developing that property in earnest the summer 2022; with their estimated sales to be done late summer 2023. Still in what they originally promised of 2.6 acres of units so about thirty two hundred acres; doing the math that would be about seven hundred and fifty million dollars of investments to the northside times seventeen mills countywide. The schools would be getting six, which is their mill and we are four, and everyone else falls out, so it is a considerable value. We have always talked about the value of this sale and it is not in real estate because we cannot sell it unless we come up with a different way to deal with reuse. Through The Villages we did that and that opens up the development and we could not even do that for the industrial parcels, only a few of them so those parcels we learned were not as good as

we anticipated because we could not get rid of the reuse, but with The Villages we did. If we can find another party that can take the reuse, yes or we have to go and design our own system to get that reuse water. It came down to do you want sell the property at value which is zero because we do not have it or do we want to take a lesser value for the property and have real estate development and taxes and perpetuity. So, we sold the property for seven thousand dollars and acre, which did appraise in 2017 and we are looking at seven hundred and fifty million in taxable value development. That ended the story in 2017 and since that sale obviously the world has changed, development has taken off, and life is a little different, however, on the southside not only do we need to find a partner for reuse or do it ourselves, but in so doing because we did not have a place for the reuse we put a covenant over the southside of that property that said we would not sell that property. We agreed with the property which is called the 163 agreement. We agreed with The Villages and said we would not sell this property to anybody else unless we could demonstrate to The Villages, to their satisfaction, that we had another place to put reuse and they cannot hold that unreasonably. In essence while on the surface it looks like this is valuable property, it is not. You cannot go sell it McDonalds, or a WAWA or to anyone without The Villages' permission or your ability to demonstrate that you have gotten rid of reuse because that brings down the value of the property. So, instead of seven thousand dollars an acre, and he tried to beat up The Villages the best he could, he got twenty thousand an acre. From Commissioner Pederson's perspective, he understands in the global picture that acreage is worth more than twenty thousand an acre.

He gets it, but it is not because we tied our hands, he does not want to say we tied our hands incorrectly because in selling this property there are two big issues that occur; realignment of the roads, which is probably the biggest issue. The Villages is coming and their plan is that they are working down from the CR-44 and Morse Avenue corridor down the Sumter/Lake County line, jumping over into our area across the turnpike filling in the northside and then moving back to the west and then back up. That is their circular growth pattern and to serve that circular growth pattern Megason Avenue is being designed and constructed. Megason Avenue is essentially the extension of Morse Boulevard as you drive down CR-44 heading west to US 301, on your right after you pass the new Publix plaza and the new bridge, which serves the southside of the development by Morse Boulevard. That extension goes to CR-648 and off of that will be Megason Avenue and Megason Avenue will then come down all the way through and cross over the turnpike and dump back into the 470 property and connect to 470 just west of the S-curves. That intersection of The Villages hopes a few other things will happen with more growth on the westside of the 470 turnpike intersection, which is Villages driven by their growth on the north potentially revisiting the last four hundred and fifty acres of our property and more growth there. There are three holdovers; our sewer treatment plant, the moss plant, and the CR-470, Mr. Smiths property, all connected via easement to an aligned intersection just west of the S-curves along the twenty acre corridor. So this sale allows the proper alignment of the roadway with the development that is coming and will potentially allow development of our southern property and future sale to The Villages. Mind you just on the math two point six eight acres a unit over the eleven hundreds we sold them yield a seven hundred and fifty million dollars of assessed value. If the same math is going to be true on the southside so it is four hundred acres times two point six that is going to be about three hundred and fifty million of assessed value. There is another one point five million dollars of annual revenue a year for the City. Northside, that is about two and half three million in perpetual revenue a year, the southside about a one point three million in perpetual revenue a year forever. He understands the argument that we should be getting a hundred, a hundred twenty or a hundred fifty an acre verses twenty an acre, but we will never get it because of the reasons he mentioned. This sale is increased over the seven thousand and we get a safer road for the corridor and there is future growth. With all that proposed throw your hands up over what the value of property should be and think governmentally and developmentally on what is going to get you the perpetually dollar long-term and with that he recommends that the City Commission sell the property to The Villages. **Commissioner Pederson** responded he does follow that and he appreciates The Villages investment, but he wants to be clear, we are moving the road over so they are going to

eventually punch a road further to the south through our spray field. **CM Minner** answered yes. **Commissioner Pederson** then said that will make it more valuable, but we can only sell it to them, making it a free market and we cannot sell it to anyone else. **CM Minner** replied that it will be more valuable once there is a place to get rid of the water. **Commissioner Pederson** commented that it is not a free market because we can only sell it to The Villages; it is hard to negotiate price when you cannot sell it to anyone else. **CM Minner** added they are only going to punch through and purchase that if there is a place to put the water or we figure it out before they do, which he does not think we will. **Commissioner Pederson** said he is getting ahead of himself, but wants to go on the record and say we are selling prime real estate at an intersection of the turnpike and 470 at twenty thousand an acre and that land is going to be very valuable one day. He could probably live with that if we had the right to sell the rest of our land, but now we cannot even sell the rest of our land; so we have just been outsmarted by The Villages. **CM Minner** stated we will agree to disagree. **Commissioner Pederson** added this is private sector verses government and we are just rolling over. **CM Minner** stated he does not think we have been out smarted by The Villages and if we had not done this deal we would not have seven hundred and fifty million of perpetual taxable value, which is going to benefit this community, the county as well as the school board. It is going to create thousands of jobs so he does not think we have been outsmarted, he thinks we made a growth move. **Commissioner Pederson** remarked that maybe those might not have been the best choice of words, but he is trying to represent the people of Leesburg. Yes, we need money to make our City better, but he feels we are selling land under value. He will be quiet, he started this out with an appraisal but he always thought we had an appraisal. He does not know the guidelines for an appraisal, he thought when we bought or sold property we had to have it appraised. **Mayor Christian** asked if we had it appraised would the appraiser consider the covenants talked about and the value of the land. **CM Minner** responded that if it were a good appraiser they would. **Commissioner Robuck** stated the one thing that has been left out is the gas part of this whole deal. We do not want to sell that property to anyone but The Villages. First, we cannot because we would spend millions of dollars to get rid of that reuse and they are going to take it for free. Second, they are going to build a nicer product than anyone else will in the area. Lastly, and this is the big one, we are going to have gas in everyone of those homes and that is almost as much money as the property taxes forever. Nobody else is going to put gas in there because they do not have that deal; so the gas alone cannot be overstated. One other thing he will say for everyone is if you are a good partner, they are a good partner; they will do everything they say they will do. If you screw around and try to go get or do something to piss them off because there is a reason why they have not developed in Lake County in thirty years. They came to Leesburg to do it now; finally, because Lake County pissed them off thirty years ago. So, we have a good partner that is doing everything we have asked for and we are going to get all this ad Valorem and gas money on it and we should be careful on how we deal with it. **Mayor Christian** commented he was where Commissioner Pederson is a few years ago, but being on the Commission and 470 has always been a headache for him because he thought it would be the commercial and industrial corridor for Leesburg and that we would have high paying jobs. We wanted to do aerospace and that tanked and burned and then we found out that reuse was an issue and we found out how much it would actually cost and it was about one thousand per acre. With The Villages, they are doing what they say they are going to do and of course he was one of the reluctant ones who said why do this for fifty five plus there is no workforce housing, where is housing going to be to support all the residents and the restaurants, but hopefully when he leaves someone can take that million dollars that the City Manager is talking about about out of the taxes and reinvest it in other parts of our City. That is one reason that he is supporting this because he hopes that the Commission will be strong enough to not allow this perpetual tax dollars to come to our City and stay in 2027 and make the rest of Leesburg better. He agrees if we do an appraisal and they come and say it is worth a hundred thousand, but do not tell us that you have a covenant that until you find reuse it is really not worth a hundred thousand. That is his only concern and he spoke with the City Manager about this earlier because those were some of his same concerns, but it does open some other opportunities for us down the road and in the end he believes this would be best for Leesburg. **Commissioner Pederson**

commented that his intent is to not aggravate The Villages even though he probably did. He is a real estate professional and he just cannot sit there and rollover and say lets sell real estate at the turnpike, a future major intersection, for twenty thousand an acre. It just does not sit well with him, but it sounds like he is on an island by himself so he is fine. **Commissioner Burry** said his only comment is what if we do not sell it to them, does that then jeopardize the road coming down. **CM Minner** stated he does not want to cry sheep, but yes that it would jeopardize the purchase of the south and it also jeopardizes the development in Lake County and Leesburg on the westside of the turnpike. Remember there is a lot of acreage from 470 and the turnpike intersection west, north and south of 470 to the Sumter County line. That intersection and that location serves that development as well and that whole corridor needs to be looked at and that is not the last time we are going to be talking about that, but he would urge this body to do our part to make sure that corridor gets developed and that it develops the way we want to see it and the way it benefits Leesburg and Lake County residents. Unfortunately, we have to eat a little bit of the real estate price. **Mayor Christian** said we are talking about twenty thousand for eighteen acres and then four hundred plus that may come later. **CM Minner** stated the four hundred plus would probably be before the body in the next three to five years. **Mayor Christian** stated that he thinks it is one of those things where he sees the twenty acres and he was fussing about the seven thousand dollars an acre because he thought that was too low, but the City Manager convinced him. **Commissioner Pederson** interjected that he does not want to beat this to death, but you cannot compare the twenty to the seven. If selling to the private sector on this land they would not be selling it for twenty thousand dollars an acre, but he is coming around a little bit. **Mayor Christian** added that he has some friends in Wildwood that did the same thing where they said no and The Villages built around them and now they have some land where they could have gotten a hundred grand, but they wanted a hundred and twenty and now they have a big huge wall in front of their property. **Commissioner Pederson** said he is still learning and trying to understand the government side, sorry he is a private sector guy, he looks at it like he appreciates everything The Villages is doing and he does understand the revenue, but they would not sell us land at a steep discount so that is what troubles him. He does not want to aggravate The Villages, but is sure he already did. **Mayor Christian** commented he is upset that his mom did not buy property on 470 years ago. **Commissioner Robuck** said he does not know if it will help, but the way he thinks about it is we get to sell it but we also get to keep it because they are paying us rent every year in the form of taxes.

The roll call vote was:

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

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

2. Discussion Item:

Pat Thomas Field Grandstand Painting

CM Minner stated that Commissioner Connell asked him a couple of months ago to talk to the Commission about painting Pat Thomas so essentially there are two avenues and we put two concepts in the packet, but essentially the outside the grandstand areas and the inside needs some TLC. Just to repaint, and this does include the concession stand, will cost about thirty grand. We recommend two schemes, go back with the beige and greens or go to a white and green scheme and the white color that

we would get is more of an off-white that matches this facility so you would have more a unison between the facilities. That is option number one, the two options being the colors. Since we did this rendering we will need to flipflop the city seal and Pat Thomas unless we figure out a way to put the air-conditioning unit that is actually hidden behind the city logo, so we would need to either relocate that or redo the signs. We do think the city logo should go up on that to match all the facilities and make it nicer looking. Referring to a rendering of the infield he stated the next thing that needs to be done that hold up the roof of the grandstand needs some TLC as well; sandblasting and some clean up, the railing along the grandstands all need to be repainted and we do not know the exact number on that because that work is pretty intricate and we think that if we do the painting and the ironwork, you are looking at about a hundred and fifty to a hundred and seventy five. Right now, he can say that the draft budget has a hundred budgeted to do this project and his recommendation is that we take care of this facility, get it up to snuff with our other facilities, and through the budget process endeavor to get it done. He would like the commissions' direction on which way they would like to go; if they want them to go cheap and just do the thirty grand or do it all right, which is his recommendation, and then he would let the commission leave it to staffs' judgement to use the beige or white and come up with the right match of the facilities.

Commissioner Connell pointed out he asked the City Manager to take a look at this and get some estimates because Pat Thomas is a landmark in the City and he thinks it should be a part of our overall redevelopment of Venetian Gardens. He would agree with the City Manager that if we are going to do this, we need to do everything. He did ask John Meier to come tonight since he spends more time at Pat Thomas than anyone he knows and he felt that if we are going to go ahead and take this on and do it now that there are a few improvements that John Meier has that he thinks we should consider as part of this and maybe do them all at the same time.

Mayor Christian commented that he also spoke with the City Manager on this and wanted to know if this also includes exterior lights. **CM Minner** answered no it does not. He then asked if he is talking about exterior lights in the parking lot. **Mayor Christian** said outside on the building so if driving down Dixie and he looks over would there be lights. **CM Minner** said no, but what they work on that if they wanted exterior lights on that building to kind of dress it up. The parking lot they would do that through the electric department and then you would be looking at a perpetual cost and a typical lease for a light pole of about fifty dollars a month.

Tyler Brandenburg thanked Commissioner Connell, the Mayor and the rest of the Commission for bringing this up on the agenda today. As mentioned John Meier probably spends more time at Pat Thomas than anyone else ever; he loves that place more than anything and they have done a great job the last fifteen years with the Leesburg Lightening to make sure good use comes out of it. He also serves as the president of the Leesburg Lightening and serves on the high school athletic booster club board, probably the two main uses of the stadium as of now. He thinks as you all have invested so much in Ski Beach and the Venetian Garden rebuild and revitalization that Pat Thomas is the next logical step. Since entering the Florida collegiate summer league with the Lightening over the last fifteen years they have lead the league in attendance each year, do not charge admission, and pride ourselves on being a family friendly atmosphere for the community all summer long. That continues this year, and Commissioner Burry was at opening night to throw out the first pitch but unfortunately that game did not occur as planned but we did make it up over the next couple of days. The Lightening are currently 4-2 in the season, playing good baseball, they have a good team and he encouraged everyone to come out and watch. To the point of what we are talking about tonight, he thinks the grandstand painting is far overdue and as Commissioner Connell stated it is a historic place; it was the first lighted ballpark in the State of Florida back in 1938. There is a lot of history through the Florida State League over the years with minor league baseball and he thinks down the road that is potential to get back and bring into the tours and drives into the City of Leesburg. The grandstand painting would be ideal and there are some other

projects they think would be reasonable, within the budget, to continue to enhance Pat Thomas. Some safety features along the concrete bleachers on the righthand side down third base similar to what was done at Leesburg High School, build on a small step along the way so it is not such a steep step and maybe put in some handrails just for some added safety. Improving the lighting in the grandstand, all the lights in the top of the covering, half of them do not work, and they are long overdue for some maintenance. Maybe add some fans just to blow some air around that could help with the blind mosquitos during those hard times would be very helpful as well. The concession stand could use some minor improvements with just some recessed lighting and some entry vents at the top. The City did give them a shed for the concession stand grills and some coverings that has been very helpful. We try to be good stewards, we try to give back where we can and none of us get paid for what we do with the Lightening so anything extra we have at the end of the year we try to put back into the stadium to continue to improve the community. Any support the city could provide would be greatly appreciated and they would love to go through and show some of the areas that could be approved at minimal costs and see how we can continue to improve the entire area. We appreciate the consideration and the city's continued support. **Commissioner Connell** questioned John Meier on the press box that he sits in on whether the roof leaks. **John Meier** responded that in the past couple of years they have had quite a few leaks up there and the city has worked diligently to try and repair those, but obviously he thinks its the concrete roof on top of the stadium that is actually leaking and it is leaking down on top of the press box roof and coming through. Last year they actually had a piece of the ceiling fall on us while the game was going on. It kind of startles you when it happens. **Commissioner Connell** asked with him being in the press box all the time, does he think when that unit projects out into the front that the City Manager was speaking about that we are looking to put our logo could that be moved to one of the sides of the press box to get it out of the front elevation. **Mr. Meier** answered that he does not know if you could move it to one of the sides unless you expand the press box to make it like a two tier or if it would go forward some to that railing. The other thought is maybe if you split the unit or something up on top of the roof that would be more ideal and that way it would get it off of that front wall especially with that air conditioner where the drain drips right down on the entrance where the fans walk in. If we had a split unit or something like that up there where you had the compressor and all sitting up on the roof and just a blower on the inside of the press box that would be more than ideal. **Mayor Christian** asked if the City Manager could look at this. **CM Minner** stated his feeling is that the Commission is okay with this so he will get the Parks and Recreation Director on it and they will get more research and get the project right for FY 2022. **Mr. Meier** asked if there has been any consideration on a marquee or anything out there at the Dozier and Dixie entrance. **Mayor Christian** commented that the City Manager was supposed to do that last year. **CM Minner** said the Commission told him not to, he tried to get them to spend a couple million dollars to spend on that intersection and was told no, and that was part of that. **Mr. Meier** remarked that the reason he was saying that is it could be three-fold, it could be for the stadium, for the community building and any other activity. **CM Minner** said part of the million dollars was for a sign but he supports the collective wisdom of this body and somewhere we have about a hundred grand squalled away for a sign that is probably three purposes, we have the restaurant yelling at us, the Venetian Center and now Pat Thomas. We were trying to hold off on that and incorporate it all but it looks like we need to get the sign up.

Commissioner Burry said as long as this is on the table and this is something he has talked to the City Manager about a little bit, he asked Mr. Brandenburg if he had considered maybe bringing in the right field fence and go taller like a green monster type thing in order to free up more real estate along the basin for future commercial development like restaurants or more lakefront availability. He does not know if this is a possibility but it is an idea. **Mr. Brandenburg** said there is always possibilities, this is something we would have to take into considerations as that is where the score board is located and we also have a big life standard there that would have to be relocated so there is more to it than just moving in the fence. **Commissioner Burry** said he understands but there is also prime lakefront. **CM Minner**

thinks it actually is a really neat concept because if we are going to grow the basin commercially and he thinks once the restaurant is built and folks see it that there is going to be a larger demand. The next spot we have is to probably demo the health clinic and use that spot and move the health clinic out to the FOE building, which is now the Boys and Girls Club because the Boys and Girls Club is moving to the new Teen Center so then that becomes another spot. Then if we can figure and put in a right field green monster, he thinks they have some other potential commercial property they could lease and really make the basin a commercial recreational marina attraction for the chain.

Commissioner Pederson stated he fully supports Pat Thomas Field and doing it right.

Commissioner Robuck likes all these ideas and stated that we need to talk to the Partnership and the CDC and see if there are some easy and inexpensive ways that would make the venue more friendly for other types of events, he does not know what that is because he is not an event person but we should consider it. **Mayor Christian** said he would love to see some concerts. **CM Minner** said we had one with the Rotary Club where there was a cover band for Jimmy Buffet and they had that big parrot head thing. **Commissioner Pederson** commented that he attended that event and it happened on the field in the stadium. **CM Minner** then said we could have some mixed uses between May and August and then during the winter we could make that the concert season.

Mayor Christian asked about the speaker system. **Mr. Brandenburg** replied it could use an upgrade. **Commissioner Pederson** commented that this sounds like something we need to talk about during the budget process because it sounds like we are going to be spending more than a hundred thousand now. **Commissioner Connell** added the paint job itself is a hundred fifty to a hundred seventy five and with these other improvements plus or minus, we are looking at a quarter of a million, it could be more, but we have spent a lot of money on other major projects in the city and Pat Thomas is a land mark and it is a landmark amongst all of Lake County, especially as ballparks go. It is time that we actually reinvest some back into Pat Thomas. **Mayor Christian** agrees and thinks it is a great idea. Other cities are trying build what Leesburg already has, so he thinks we need to improve what we have, we can be something very special in Lake County. **CM Minner** said he will get a good number, an item list, and bring it back during the CIP's at the budget workshops.

3. Discussion Item:

Leesburg Police Department Body Cameras

CM Minner stated he is looking for direction as the Mayor asked for this item to be placed on the agenda. This item was visited a year ago almost to the date in a budget workshop to purchase body cameras for the LPD or not too purchase and to summarize he would say that the feeling of the Commission was we would probably need to do this, but we hope there will be Federal money out there so lets wait and see.

A year has passed and he thinks the policing issues of the day, and some of the retraining and these types of things, are leading to body cameras that are probably going to be a necessity in police work. Most departments are going that way, especially Lake County, the Sherriff Office has moved that way, Clermont, Tavares, Mount Dora most of all the major municipalities in Lake County have gone to or are going to body cameras. Long story short, his recommendation to this body is that for Fiscal Year 2022 we plan it. Having said that we brushed up the numbers, they were in the packet and we are estimating 75 body cameras with a five year life expectancy having a cost of five hundred and eighty thousand. We would recommend that you amortize that over five years and that would cost about a hundred and ten thousand. Then with the public records issues, you are looking at a position all in benefits and all that of about fifty five a year, which is to categorize, file, hold on to, retrieve, delete all the tape that will be

generated, so that will be a full time position that will be an all in cost of a hundred and seventy five thousand a year. This afternoon the chief actually informed him that the DOJ did open up a grant very recently and the deadline to file is July 12th and that body cameras would be funded but its a maximum of about only a hundred and forty thousand dollars and it is a one time grant and its only for eighty agencies. His recommendation as we move into Fiscal Year 2022 to budget for the body cameras. We do that between a mixture, because we are sitting on about six hundred thousand dollars of law enforcement impact fees, so we would use the law enforcement impact fees to cover the debt and use general fund to cover the personnel costs and apply for the grant. We should know by Fiscal Year 2022 if we get the grant and that will **a leave** the fray a hundred and forty thousand of the cost which year one would be a hundred and forty thousand grant and then he would throw the thirty thousand of law enforcement fees so at least year one you could defray that and then look at it for year two. So basically, we are just looking for the nod of your heads to say okay put it in the budget and lets talk about it some more in the workshops.

Commissioner Connell asked if the Villages pay the police impact fee. **CM Minner** replied yes, The Villages does pay police impact fees. **Commissioner Connell** then asked if we generated ballpark figures what that will create. **CM Minner** answered not to hold him to this, its not big, but it is about a hundred an fifty dollars a unit so that would be a hundred and fifty dollars a unit times three thousand. **Mayor Christian** said he went over to the Sheriffs Department, did a day training for some leaders in the community, Lake County and took some simulations and talked about internal affairs and investigations and they talked about some of the issues they are having and the fact that they went to body cameras. He talked to the chief a little bit about it but more so he had some complaints where people would call in and say the Deputy did this and they would say we have body cameras and they can look at the tapes and then the people say never mind. Its not that people are being dishonest against law enforcement but it does protect law enforcement, as well as our citizens, where if something does happen they do not look at us and say are you just going to trust the cop and whatever the cop says, but now we will also have body camera that backups everyone and will prove or disprove anything that is said. Then he hears about the other agencies in Lake County Clermont, Tavares and Mount Dora and we talk about it being a credited agency at the Sheriffs Department and we talk about transparency and he thinks Leesburg should not be the agency that is in the newspaper that says something happened and we had no way to defend ourselves. He thinks we are far behind the body camera issues and he knows there is a lot going on in our nation and our city should have our officers prepared for any issue that they may face and they do a dangerous job. He went through some simulations and he shot everybody he did not give anyone a chance, he did not defuse anybody, so he does not know how anyone can be a police officer in this day and age because it is a thankless job. He takes his hat off to the men and women that wear that uniform, so whatever we can do to protect them and the residents, he thinks the cost is not an issue as it is more important to make sure everybody is safe on a very dangerous job in our city. He fully supports the body cameras if we can get that grant great, we have an impact fee that we charge new residents coming into the city so he thinks we are financially sound, but this is too important in todays law enforcement environment.

Commissioner Pederson said a year ago he was against this as he thought we could spend the money more wisely and he did not think it was needed in Leesburg, but things have changed over the last year and he is fine with it. He thinks it is smart to put it in the Fiscal Year 2022 budget and talk about it.

Commissioner Robuck agrees and the one big concern that remains is the whole idea of how they decide when to turn it on and off and is it automated; that is something staff really needs to research.

Commissioner Burry stated he is in favor of this.

Commissioner Connell said he is also good with this.

7. INFORMATIONAL REPORTS:

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

A. Financial Reports as of April 2021

There were no comments on this item.

8. CITY ATTORNEY ITEMS:

CA Morrison had nothing this evening.

9. CITY MANAGER ITEMS:

CM Minner had nothing this evening.

10. ROLL CALL:

Commissioner Pederson had nothing.

Commissioner Burry had nothing.

Commissioner Robuck laughingly thanked everyone for the discussion items at the end of the meeting when everyone is tired.

Commissioner Connell asked where we are with the pavilion over in the Beverly Shores area. **CM Minner** said let me square up with you on that after the meeting and we will hit up the Director of Public Works.

Mayor Christian congratulated the City of Leesburg and the Resource Center for being awarded the Resource Center Community Partner of the Year by Lake Tech. **CM Minner** said that was a neat one and a lot of credit needs to go to Ken Thomas, but the City was recognized by Lake Tech at their annual graduation and we received the business partner award. Essentially, we received the business partner award because of the role that Ken Thomas played with Dr. Culpepper and the group from Lake Tech in keeping the Resource Center open and making classes available to folks getting their GED during the pandemic. So hats off to Ken and those folks because that was a nice award. A keynote to the Mayor who pushed pretty hard to getting that facility built and we wondered what we were going to use that facility for and that award really sums up the purpose of that facility helping folks in need find education, find jobs and putting people in the right direction. That was a neat award to receive. **Mayor Christian** said on tonight, he knows Commissioner Robuck spoke briefly on the Hanover issue, but he talks about our school systems and he hears the residents saying that our schools are in trouble, but when you start talking about putting three hundred thousand dollar houses with families and those children in our schools he thinks it will level the playing field. He received a call from a principal who said she was

looking for housing for her teachers in Leesburg because they are living outside of Leesburg, driving into our city and they want a place to live and he thinks for us to let our residents know growth is going to come to Leesburg. In the early 2000's we were the Commission that would have said no when five people came to the meeting and they built elsewhere and now our school system is suffering from some of the decisions we made so he wants us to be real thoughtful, careful, and deliberate to make sure that we are looking at growth that is not always a negative to the totality of our city on school systems, roads. He hates to say it but US-27 is going to be a hot bed that is the turnpike people want to go to Orlando, the guy admitted he drives to Universal Studios so people want to get to Orlando and Leesburg has become a place where people want to live and that is a credit to our staff and this commission for making Leesburg a place and a destination. You try talking about the Partnership, Pat Thomas, Ski Beach and the many amenities that Leesburg has and this is a place where people want to move to and our meetings are going to be longer because people are going to come because they are going to complain about people wanting to be a part of our city. He just wants them to know that there may be more seven thirty meetings where people are going to come in to our great city.

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 8:32 p.m.