

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, DECEMBER 19, 2022 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, December 19, 2022, at Leesburg City Hall. Mayor Pederson called the meeting to order at 5:30 p.m. with the following members present:

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

Commissioner Dan Robuck was absent. Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, the news media, and others.

INVOCATION

CC Minner gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

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

Joyce Carter, 2117 Woodland Boulevard, stated she was a lifetime resident of Leesburg. She resides in the Woodland Park Community. There have been a number of concerns that have come up recently and

she would try to sum them up in three minutes. She knows the commission would not be able to make decisions about them because they are outside their jurisdiction. She was hoping they could refer her to the right department within the city. When it comes to the safety of Woodland Park, the speed limit is 25 mph. That speed limit is far too fast for senior citizens, pets, and children. They have children and pets that play in the road. She has fourteen cats. She has almost been personally fatally hit three times when she parks her car. If she had taken one step into the street to her sister's house, a car could have knocked her down. After the third occurrence, she began to yell; slow down, slow down. That is not fair to her, it is stressful. She would like something to be done about that. She drove 25 mph just to see what it would feel like and it was too fast for a community like this. She asked if it could be 10 to 15 miles per hour. There is a senior citizen that lives right across from her and she is not stable. She crosses the street to come to her house for help. What happens if she crosses the street and one of the speeders is coming? They are going to injure her because she cannot react that fast. She talked to some of the speeders and she asked them to slow down. One young lady told her it would depend on what mood she was in. Those are the comments she gets from these people. Some of them are still speeding. Secondly, Griffin Road and Tally Box Road need a crosswalk for the children to cross to school. There are people from the community who walk to the corner store and there needs to be light markers to designate it as a crosswalk area. There was one fatality there many years ago. She lives on a curve and that is an issue. When these cars speed they cannot see her or anybody else who is crossing. The city has installed speed strips. They are very cute for the community, but they are not effective. They will run right over them because they are spaced out too far. She drove into the Carver Heights area where there are higher speed tables. There is an apartment complex there that has very effective speed bumps. They are not like the ones in Woodland Park. She asked for the speed tables to be closer, especially coming around the curve where she lives. She does not want to see the money go to waste. She knows it costs money, but she would never compare money to safety. Thirdly, there is a neighbor who walks a big dog. She has a ministry, and she has to go outside and sort clothes to get everything ready for the homeless recipients. One day, she took two steps backwards and almost backed into a ninety pound dog because he did not announce that he was coming. She looked up and, bam, there was the dog. She feels that if a dog weighs more than fifteen pounds and if you are walking it in public, it should be muzzled. She does not want to get bit by a dog. She has been bitten twice by her neighbors' dog. Also, in Woodland Park in the Carver Heights/Montclair area, she was told there would be seven hundred and fifty thousand dollars distributed from the West Leesburg CDC. She was concerned about needed improvements to the Corrine Williams playground compared to Berry Park. She has a list of improvements. She asked that the names Willie J. Carter and Ida B. Palm be added to the new sign. Since she saw that it had been removed for a new wooden sign to be installed. Her mom, Willie J. Carter and Ida B Palm, were the two who went to the developer back then. They asked for the playground, but when they named it they named it after Coreen Williams. **Mayor Pederson** thanked her for her comments.

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

Commissioner Christian moved to adopt the Consent Agenda as presented and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Christian	Yes
Commissioner Burry	Yes

Commissioner Connell
Mayor Pederson

Yes
Yes

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

A. CITY COMMISSION MEETING MINUTES:

- 1. Regular meeting held December 12, 2022**

B. PURCHASING ITEMS:

- 1. None**

C. RESOLUTIONS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida accepting a Right-of-Way Deed to the City of Leesburg from Village Community Development District No. 14, for the purpose of dedicating all roadways located within Villages of West Lake Unit No. 71 as described therein; and providing an effective date.**

ADOPTED RESOLUTION 11,240

**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. None**

C. NON-ROUTINE ITEMS

- 1. Public Hearing to review the inventory list of properties that are owned by the City**

of Leesburg that are suitable for use as affordable housing; and approval of associated Resolution.

- a. Resolution of the City Commission of the City of Leesburg, Florida adopting an Inventory List, as required by Section 166.0451 of Florida Statutes, of all real property to which the City of Leesburg holds fee simple title that are suitable for use as affordable housing in the City of Leesburg, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,241

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

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

Mayor Pederson requested comments from the Commission and the audience.

CM Minner stated that Commissioner Christian contacted him earlier and asked that some of the items be modified. The purpose of this was for a three-year review of the residential properties that we have to be compliant with state regulations for funding housing assistance. When the list was prepared, it included a few commercial parcels and most of them were around the pool along Pine Street and Childs Street. Commissioner Christian asked that those parcels be pulled from the list based on the fact that they are commercial. He provided a list of alt-key numbers for the parcels that needed to be pulled. He sent a modified Exhibit A earlier to the city clerk which listed the parcels that needed to be pulled. Commissioner Christian requested through his CDC capacity a dedication of three lots. They are all on Childs Street. We will work with the CDC on the Pine Street commercial corridor project that is coming up. He has already asked the city attorney to do some quitclaim deeds on these properties and they will come back to the commission for consideration at the next meeting. **Mayor Pederson** remarked that he said three parcels, but there were multiple key numbers there. Are they adjoining and will all three parcels be developed? **CM Minner** commented that he did not know if they were adjoining or not. **Commissioner Christian** stated they were. If you were to go down Childs Street to Main Street, it is in that area, kind of where we do Bikefest. There is a railroad track that would be the separation. There is a section of the railroad, there is a strip. **Mayor Pederson** remarked that the city manager said there were five parcels, so he wanted to make sure there were just three. **Commissioner Christian** said one of them was the retention pond for the pool, which is located at Magnolia and Childs Street. The other is on the back side of where B&C Paint Body is off of the trail. **CM Minner** added that the purpose of this was for residential properties. These are like the one at the pool, which is the Magnolia address that is in our inventory, but we would not use that parcel for assisted housing and the same with the other one. **Mayor Pederson** asked why would we sell or give away these other parcels? **CM Minner** clarified that we would not. That is why we are taking them off the list.

Commissioner Christian made a motion to amend the motion to approve the modified Exhibit A as presented and Commissioner Burry seconded the motion.

Commissioner Burry inquired about Exhibit A in the packet. There were no Childs Street addresses. Was Exhibit A shown online the modified version that was to be approved? **CM Minner** replied yes. **Mayor Pederson** inquired what the plan was for the remaining lots. **CM Minner** answered that the properties shown on the list are potential lots that the city has in inventory that could be used for affordable housing. It does not mean we have to use them for that. We are just noting that. **Commissioner Christian** commended the staff for bringing this forward. We are in need of housing and the City of Leesburg has positioned itself to provide housing for our residents. His church has gotten into building houses this year and the need is great. When we say affordable housing or attainable housing, the houses range from two hundred and sixty to two hundred and seventy-five thousand dollars. They are not given away and it is not a free program. In the city it would be remiss if we did not think that a manager from McDonald's, a CNA or hospital staff needed a place to go. The best way to redevelop a neighborhood is to put homeowners in your neighborhood. He thanked the staff, the city manager and the commission for supporting affordable housing in this city. **Mayor Pederson** thanked him for those comments.

The roll call vote was:

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

Four yeas, no nays, the Commission approved the amendment.

The roll call vote on the Resolution as Amended was:

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

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

7. INFORMATIONAL REPORTS:

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

A. None

8. CITY ATTORNEY ITEMS:

CA Watson wished everyone a safe and blessed holiday season coming up. He has enjoyed teaming up with the city this year and he is looking forward to another good year and meeting the new commissioners. He wished Commissioners Robuck and Christian the very best as they rotate off. It has been a pleasure to work with them and he looks forward to working with everybody else as we move into the new year. All the best to everyone.

9. CITY MANAGER ITEMS:

CM Minner wished everyone a happy holiday and a prosperous new year.

10. ROLL CALL:

Commissioner Burry stated he would do the same as the city manager and save his comments until January 9th. However, he wanted to thank Mike Pederson for being the mayor. He did an excellent job of navigating them through a couple of contentious nights that turned into some pretty late affairs. He did a wonderful job and it has been an honor to have Commissioners Christian and Robuck here. He talked to the city clerk earlier about having a list of the potential board seats. It was very helpful last year. They knew going in what was available and who might fit what slots. It helped that meeting go a lot quicker. **CM Minner** responded that they would email that list out prior to that meeting. It would also be included in the packet. They will try to get that out in their emails tomorrow. **Commissioner Burry** replied that everybody needs to know because we need to get through that meeting before we start the regular meeting and having that ahead of time will help.

Commissioner Connell had no comment.

Commissioner Christian commented that it had been a pleasure and an honor. He worked with Commissioner Burry on the Recreational Authority Board for many years before becoming a commissioner. Of course, he has known Commissioner Connell for a very long time. He knew him back when he was the Building Official. He helped him with so many projects. He has known Mayor Pederson since he was working over at Southern Bank. He worked with Andi Purvis, the City Clerk, for a while, even before she was a City Clerk. Mr. Watson, the City Attorney, is new, but he has already helped the city out in so many ways. He wanted to commend the City Manager. He worked with three city managers in this city and Al Minner has done a fantastic job. It has been a real pleasure and he has made his job easier as a commissioner. The city manger is thought-provoking and he made sure we were all happy as much as he could. A side note, he jokingly said he was probably the easiest commissioner to get along with outside of everyone. It was a pleasure serving with Commissioner Robuck. One thing he could say about him is that he was always consistent. Even if they disagreed, he was consistent. He sort of knew what he was going to do when he came in. Unless he could convince him otherwise, he was very consistent. One thing he would recommend to the newly elected commissioners is that they be consistent and stay true to their convictions. Even if they are like Commissioner Connell and they only vote no. Stay true to your convictions. That is always what he tried to do. People said he had a vision for what he thought Leesburg should be and he commended all the Commissioners that worked with him to make those projects happen because it made our city better. He would not be too far away. He had already mentioned to the city manager that he would be around and everyone would see him on the side as they did pre-2003. He will be here and hopefully everyone will do things right so he does not have to run again in four years. He thanked everyone and it was a blessing.

Mayor Pederson said it was a great year as mayor. He enjoyed serving on this commission. It was a good year for the city. Maybe by the fourth quarter he figured this role out, sorry for some of the rough times, especially during the first month or two. He reminded everyone about the organizational meeting on January 9th at 5 p.m. and the regular meeting following that at 5:30 p.m. He closed the meeting by wishing everyone a Merry Christmas and a safe holiday. Enjoy.

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 5:51 p.m.