AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, SEPTEMBER 11, 2023 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, September 11, 2023, at Leesburg City Hall. Mayor Burry called the meeting to order at 5:30 p.m. with the following members present:

Commissioner Allyson Berry
Commissioner Jay Connell
Commissioner Mike Pederson
Commissioner Alan Reisman
Mayor Jimmy Burry

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

Mayor Burry gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

He announced that items 6.A.1 and 6.A.2, the second reading of ordinances for the PMF Leesburg SSCP, would be postponed until the September 25th city commission meeting. The commission will not be discussing these items tonight.

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.

Bill Polk of 600 Cascade Avenue, Leesburg commented that he had hoped someone would have brought up that today is September 11th. On September 11, 2001, the United States was attacked in New York where 2,799 innocent people were killed. He wanted to thank God for those that died for us. We live in a great nation and a great city. He hoped that everyone understood what we truly have here.

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

Item pulled for discussion:

5.C.6 - Appointing members to the Leesburg Electric Advisory Board

Commissioner Reisman moved to adopt the Consent Agenda except for 5.C.6, and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Burry	Yes

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held August 28, 2023

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorized the Mayor and City Clerk to execute Amendment Three to Brightview Landscape Services, Inc.; and providing an effective date.

ADOPTED RESOLUTION 11,375

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement with

Faithworks Total Ground Maintenance, LLC and Pierce Landscaping and Outdoor Services, LLC for Lot Mowing, Debris Clean-Up & Board-Up Services; and providing an effective date.

a. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement for Lot Mowing, Debris Clean-Up & Board-Up Services with Faithworks Total Ground Maintenance, LLC.; and providing an effective date.

ADOPTED RESOLUTION 11,376

b. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement for Lot Mowing, Debris Clean-Up & Board-Up Services with Pierce Landscaping and Outdoor Services, LLC.; and providing an effective date.

ADOPTED RESOLUTION 11,377

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Task Order with Jones Edmunds and Associates, Inc. for design and engineering services for Lift Station 72 Bypass Force Main Project; and providing an effective date.

ADOPTED RESOLUTION 11,378

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida accepting and approving a First Amendment to Agreement for the Utility Construction Reimbursement (Pioneering) agreement between the City of Leesburg and Stanley Martin Homes, LLC; and providing an effective date.

ADOPTED RESOLUTION 11,379

2. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from DRJ Land Company, LLC, affecting the property described therein; and providing an effective date.

ADOPTED RESOLUTION 11,380

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing and directing the Mayor and City Clerk to execute a natural gas service agreement between the City of Leesburg and City Homes Leesburg, LLC, for the purpose of installing and providing natural gas service and setting forth the terms to the development known as Silver Lake Estates Phase I; and providing an effective date.

ADOPTED RESOLUTION 11,381

4. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Lift Station and Utility Easement to the City of Leesburg from Hometown Lakes at Leesburg, L.L.C., for the purpose of granting the City an Easement over the property described therein; and providing an effective date.

ADOPTED RESOLUTION 11,382

5. Resolution of the City Commission of the City of Leesburg, Florida repealing Resolution No. 11,353 in its entirety and authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and TLC Banning Ranch, LLC, for the purpose of setting forth the terms under which the city will provide natural gas service to the development to be known as Banning Ranch Phase I and Banning Ranch Phase II; and providing an effective date.

ADOPTED RESOLUTION 11,383

6. Resolution of the City Commission of the City of Leesburg, Florida appointing members to the Leesburg Electric Advisory Board; and providing an effective date.

ADOPTED RESOLUTION 11,384

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

Commissioner Reisman made a motion to adopt the resolution and Commissioner Pederson seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

CM Minner stated in 2017 the city commission modified the city code and created an electric advisory board. However, that board was never filled. The purpose was to create an advisory board that would help the city commission review the operations of the electric department. That body would help set rates and they would have sort of a quasi-authority. There were several reasons why that committee was never appointed, but essentially, it was because they did not receive interest from the public at that time to serve on the board. Since that time, a few things have happened. At the last legislature's executive session, the municipal electric utilities saw an assault on how we do operations. He has not seen anything like this throughout his career in Florida, which is over twenty years. An example of what he learned from that session was if the state legislature sought to change the way we operate in terms of transfers, and how we are regulated, that model would be some type of utility authority model. A utility authority model or the electric authority, would ultimately have all control of operations. Examples of that are the JEA (Beaches Energy Services), OUC (Orlando Utilities Commission), Key West Energy (Keys Energy Services) and KUA (Kissimmee Utility Authority). There are a few municipal electric utilities where the city commission manages all the operations and some of those are the City of Lakeland Electric and the City of Tallahassee. In any case and in preparation of what is potentially going to be a new world order and a new way of how municipal utilities operate in the State of Florida, he advised that they create this advisory board to assist and guide the city in managing its electric operations. The concept of the advisory board is to receive information, input, and give all of the rate payers feedback and an opportunity to guide and regulate our municipal-owned utility. In this region, the city serves three cross-sections of residences. The City of Leesburg has almost 60,000 electric customers and that customer base is split at about 50% between inside and outside the city limits. This committee will seek input from all of our customer base. Not only do we have customers located inside the city limits, we have customers located in the City of Fruitland Park and unincorporated Lake County. We also have commercial customers. The concept is to seek guidance from all of our customer bases. It would be a five-member board. We will have residential representatives that cover the City of Fruitland Park, unincorporated Lake County, and the City of Leesburg. We will also have two commercial representatives; one large electric and one small electric customer. The commission needs to appoint a representative to each of those dichotomies of membership. Once the board has been appointed, they will start meeting on a regular basis or as that committee deems fit. The first meeting would be to bring the electric advisory board up to snuff on how electric utilities operate in the State of Florida with the different types of utilities and how they function. It would be an electric 101 class, where they go over and review the differences and the components that make up electric utilities. From generation, wheeling generation, transmission and the distribution aspects of the customer service aspects. It would cover rudimentary things about how they will get through the last quarter. As they get into the new year, they will start breaking it down more. They will go over the system to educate the board, so when they start moving closer to the next budget timeframe they will know how to review the parameters of the budget process. They will know where we spend money, why we spend money, and the rate structure. The committee will submit input for a recommendation to the city commission. Ultimately, by mid-year of 2024 they can provide their input as they review the electric fund budget. In the commission packets there were about twelve different applications but there were only five openings. Tonight, they need to go through the applications which are collated with the different sectors and decide who they would like to appoint. The city code calls for two-year terms and with this being a new committee, there will be staggered terms. They had to split the terms initially, so they decided to make the commercial appointees serve a one-year term and the residential appointees would serve a two-year term. At the end of the first year, they appoint or reappoint the commercial representatives for a two-year term. The second year it will be the residential representatives. That is how they will meet the two-year staggered terms. The way the agenda was laid out, they will pick the residential appointments first; which are Leesburg, Lake County and Fruitland Park. They will then tackle the large and small commercial appointments. **Mayor Burry** stated if the applicants are in attendance he would like to hear from them prior to appointment.

Commissioner Reisman made a motion to appoint Jack Braton as the City of Leesburg board member and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Burry	Yes

Five yeas, no nays, the Commission appointed Jack Braton as the City of Leesburg board member.

Mayor Burry asked if there were appointees in attendance that are Lake County residential customers. He asked if they would inform the commission of their qualifications.

Moise Graham of 2419 South Avenue, Leesburg stated he works for Duke Energy and he has been there for twelve years. He first started as a groundman in distribution. He then went to energy efficiency and he was there for six years. During that time, he oversaw contractors that did the energy efficiency upgrades with insulation, HVAC repair, hot water heater repair and he resolved Public Service Commission complaints. He is now back in distribution and he oversees contract resources.

Timothy Morris of 9605 Silver Lake Drive, Leesburg stated he resides right next to the college and he works for Ernie Morris Enterprises. He would love to serve on the board because he knows how to tear a budget apart. He can find out where revenues are coming from and where expenses are going. He knows how to make things a little leaner, because that is what he does through his business. They serve all of the southeast, which covers eight states. They know how to grow their business and look at the receivables and payables. They know how to make things work in hard environments. That is why he was interested in being a member of this committee.

Angela Wade of 218 Prince Drive, Leesburg, said she was a fairly new resident. She and her husband moved here last November. Her intent for serving on the board is to give back to the community. She was a GS-12 for the Department of Defense. She was a leading petty officer in the Naval reserve. She was on the board as a consumer advocate down in Port Charlotte. With being retired she has the time and interest to serve on the board.

Commissioner Reisman questioned if there could be an issue with Moise Graham working for Duke Energy and being on this board. **CA Watson** answered there may be some concern, but nothing that would disqualify him. There could be some potential conflicts of interest that may arise in terms of advising Leesburg Electric and being employed by Duke Energy. He was not sure what kind of authority he might have. However, there could certainly be a scenario where there might be a conflict that could arise under those circumstances. He could disclose that conflict and work out of that, but it could be a challenge at times.

Commissioner Pederson made a motion to nominate Timothy Morris to the electric advisory board and Commissioner Reisman seconded the motion.

Commissioner Reisman mentioned to Ms. Wade that there are a lot of openings on other boards. He asked her to reach out to the city clerk on those boards, because she would be a great asset to the city.

The roll call vote was:

Commissioner Reisman	Yes

Commissioner Pederson Yes
Commissioner Berry Yes
Commissioner Connell Yes
Mayor Burry Yes

Five yeas, no nays, the Commission appointed Timothy Morris to the electric board.

Mayor Burry pointed out that they were moving into the Fruitland Park residential appointment. He asked the applicants if they would like to speak.

Thomas Jemison of 3089 Collins Court, The Villages of Fruitland Park stated his background was in engineering. He was a plant manager for a medium-sized chemical plant of seventy-five employees. They were a large industrial user and consumer of electricity and natural gas. He has had a long-term interest in energy. He is a proponent of more greener energies that are going on right now. He had a father who was an electrician and he worked for a big aluminum company until he became a building inspector. His son is a senior engineer in transmission line work for Evergy, which is in Kansas City. They are a State of Kansas utility supplier. He has interests outside of The Villages and he would like to do something for the community. He saw this opportunity pop up and he believed he could add something to the group.

Mark Schwartz of 918 Hawk Landing, Fruitland Park stated he was a nineteen-year resident of Fruitland Park. He has watched the growth around him. He could offer the perspective of being a Leesburg-based company that relies on utilities. One unique thing he brings to this is that he is a communications professional. As we learned in the past, it is not necessarily what is being done, it is how it is conveyed to the customers and constituents. That is one thing he could bring to the board.

Commissioner Reisman made a motion to appoint Mark Schwartz to the electric advisory board and Commissioner Pederson seconded the motion.

The roll call vote was:
Commissioner Pederson Yes
Commissioner Berry Yes
Commissioner Connell Yes
Commissioner Reisman Yes
Mayor Burry Yes

Five yeas, no nays, the Commission appointed Mark Schartz to the electric advisory board.

Mayor Burry stated they were now moving to the commercial utility users where the appointments would be for one year. He asked if there were any applicants who wished to speak.

Amanda McLea, representing Lake Medical Imaging, said she has been an employee for twenty-one years. She is the facilities director for Lake Medical Imaging and she oversees all seven facilities in the City of Leesburg. Their usage is pretty high and monthly they exceed one hundred thousand kilowatts. She does not claim to be a subject matter expert in the utility department although she does have family in that industry. She is a team player and she handles budgeting every day in her career. She could bring that expertise to the table and she works well with others.

Dan Robuck of 610 East Main Street Leesburg stated he was the owner of RoMac Building Supply. He mentioned that it was nice to be on the other side of the credenza. They are large users of power. Last month their utility bill was about $15,500, so it is something he notices each month. When he was on the commission, he spent eight years as the representative for the FMPA as the policy-maker liaison. He was the chairperson there for two years and he knows all the people there. He had mixed feelings about applying for the board and it is not something he wants to do for a long period of time. He would be happy to do it for one to three years max. There would be some benefit to having some continuity and understanding of the commission side and understanding of the electric side. He does like to see other people getting an opportunity to volunteer. He has a good idea on how the electric department runs and he has always wanted to learn more. He was happy to help if it was needed.

Commissioner Pederson indicated that Amanda McLea would do a great job with no reservations, but with Dan Robuck's experience, he has more than anybody in the room. He has eight years on the city commission and eight years on the FMPA. He would bring a lot of wisdom. He would support Dan Robuck. **Commissioner Reisman** agreed that Dan Robuck does bring a lot of knowledge and experience because he has sat on multiple boards. However, Amanda McLea is a very qualified candidate as well. He would like the commission to consider her too. They are both highly qualified candidates. This is an advisory board to the city commission. People in the community will go to these people to talk to them and they are the buffer between the city and the commission. They are both very qualified candidates.

Commissioner Pederson made a motion to nominate Dan Robuck to the electric board as the large commercial user and Commissioner Berry seconded the motion.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Mayor Burry	Yes

Five yeas, no nays, the Commission approved the nomination of Dan Robuck to the electric advisory board.

Mayor Burry said lastly, they have a small commercial user. There was only one application received from Jessie Flinn from Gourmet Today. She would be the fifth appointee and it is a one-year term.

He asked the city attorney if they needed to make a motion to approve the slate as presented. **CA Watson** responded that he thought they were okay with the roll call vote that was preceded, but if they want to make a motion to approve the slate, to eliminate any doubt that would be appropriate.

Commissioner Reisman made a motion to approve the slate for the electric advisory board and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Reisman	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Burry	Yes

Five yeas, no nays, the Commission adopted the resolution and approved the slate for the electric advisory board.

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

A. SECOND READING OF ORDINANCES:

1. An Ordinance amending the comprehensive plan of the City of Leesburg, Florida, changing the future land use map designation of certain property containing 8.03 +/- acres from Medium Density Residential to High Density Residential, for a multi-family development on a property generally located south of Park Holland Road and east of Picciola Road as legally described in Section 15, Township 19 South, Range 24 East; Lake County, Florida; and providing an effective date. (PMF Leesburg SSCP)

Mayor Burry remarked that at the beginning of the meeting he informed the public that this item would not be addressed this evening. It has been moved to the September 25, 2023 meeting.

2. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 8.03 acres from PUD (Planned Unit Development) and C-3 (General Commercial) to SPUD (Small Planned Unit Development) for a property generally located south of Park Holland Road and east of Picciola Road, as legally described in Section 15, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (PMF Leesburg PUD)

This item was pulled from the agenda.

3. An Ordinance of the City of Leesburg, Florida amending the City Code of Ordinances by amending Chapter 22, Section 22-7, Natural Gas Line Installation procedures to clarify the residential development units to which natural gas line and appliance installation requirements apply; providing for severability; providing for inclusion in the Code of Ordinances; providing of conflicts; and providing an effective date.

ADOPTED ORDINANCE 23-53

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

Commissioner Reisman made a motion to adopt the ordinance and Commissioner Pederson seconded the motion.

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

The roll call vote was:

Commissioner Reisman	Yes
Commissioner Pederson	Yes

Commissioner Berry	Yes
Commissioner Connell	Yes
Mayor Burry	No

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

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida annexing certain real property consisting of approximately 12.5 acres, generally located west of County Road 468 and north of Jones Drive, as legally described in Section 21, Township 19 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; providng that such annexed territory shall be placed in City Commission District 1; and providing an effective date. (Homes in Partnership/CWC)**

Commissioner Reisman introduced ordinances 6.B.1, 6.B.2, and 6.B.3 to be read by title only. CC Purvis read the ordinances by title only.

Mayor Burry requested comments from the Commission and the audience.

Kandi Harper, Senior Planner, stated this property was located in West Leesburg. It is north of Jones Drive and west of County Road 468. It is 11.7 acres. The overall request is to annex the property into the city with the accompanying small-scale comprehensive plan and PUD zoning districts. The comprehensive plan is going from Lake County urban medium to City of Leesburg low density residential. The zoning will go from Lake County residential professional to City of Leesburg small planned unit development and R-2. The proposal consists of twenty-five single-family residential dwelling units. The density is about two point two dwelling units per acre. Within the PUD, it is single-family residential only. The lots will be sixty feet in width by one hundred and twenty feet in length for seven thousand two hundred square feet per lot. The minimum house lot size is one thousand five hundred square feet. There can be two stories up to thirty-five feet tall. The setbacks from the front are thirty feet and the sides are seven and a half and the rear is eighteen. These will be pretty nice lots and houses. There is a minimum of two-car garages with architectural standards and dark sky lighting. The wetlands are protected with twenty-five foot buffers. Trees are required in the front and backyards. The planned unit development requires fencing of either a four foot split rail fence or a six foot vinyl fence. The access points are from Veech Road. A separate recreational area of five thousand square feet is required and all other standards of the PUD requirements are in force. There were no substantive comments from the city departments. Per the State of Florida and City of Leesburg requirements, the project was sent to the surrounding property owners and no negative responses were received. There were two positive responses.

Mayor Burry asked if there were any comments or questions. **Commissioner Berry** stated this was a wonderful idea for district one. It sounds like the lot sizes will be decent. She welcomed the idea of having an actual housing community in the area. That would be wonderful. **Mayor Burry** stated this item would lay over until the October 9th meeting.

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 12.5 +/- acres from Lake County Urban Medium Density to City of Leesburg Low Density Residential, for a property generally located west of County Road 468 and north of Jones Drive, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Homes in Partnership/CWC)**

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 12.5 +/- acres from Lake County RP (Residential Professional) to City of Leesburg SPUD (Small Planned Unit Development) and R-2 (Medium Density Residential) to allow for single family development for a property generally located west of County Road 468 and north of Jones Drive, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Homes in Partnership/CWC)**

4. **An Ordinance of the City of Leesburg, Florida, further amending the City of Leesburg Retirement Plan for General Employees, adopted pursuant to Ordinance No. 18-31, as subsequently amended; amending Section 6, Benefit Amounts and Eligibility; amending Section 5, cost of living adjustment; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.**

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

Mayor Burry requested comments from the Commission and the audience.

CM Minner informed them that this ordinance was requested by the general employees' pension board. There are three different pensions in the city. We have a pension that is funded by the police benevolence association for certified police officers and the ranking staff. The IAFF does pretty much the same for the fire department, and the general employees' pension fund that covered every city employee in the city, but police and fire up until October 1, 2008. That was when they closed that plan. They are still required to fund that pension so that it is actuarially sound.
Effective October 1, 2008, any employee hired after that has moved into the defined compensation plan where the city provides a five percent contribution into a 401k for those employees. Employees that were hired prior to that pension closing were also put into that defined compensation plan. The purpose of closing the plan was due to the economy crashing and revenues were scarce. The common reaction of many municipal corporations was to close pension plans as a way to save money and lower the tax burden. In the last three to four years, we have seen the action of closing the plan start to generate some revenue for the city and that is a reciprocal generated revenue for the city, which means it reduces our liability. As we saw the requirement for the actuarial funding for that plan go down, we have kept our funding level, which actually over funded the plan with the perspective of the city not funding that plan in out years because it would become less and less. The closed plan would be actuarially viable without our funding. However, we are not there yet. In this year's budget discussions they saw one million dollars

of funding for an actuarial reliability of five hundred thousand dollars. We are basically doubling the requirement for funding. From a financial standpoint, for the city, that is a good thing. It quickens the time that we ultimately would not have to vest. Right now there are about 250 retired employees or beneficiaries who collect a pension from that fund. There are probably about 115 employees that are vested or eligible to receive those monies. The board has asked for a pension modification that increases the benefits. From management's perspective, whenever you change or increase a pension benefit, that increases your costs. For this, he recommended, in one form or fashion, that the city grant the pension board's requests. The plan right now provides a COLA for vested employees at age 68 and the typical retirement age is 65. That would be three years after retirement when those recipients who are vested and retired would be eligible for COLA increases every year. However, it starts the third year after they have retired. They requested consideration of two options; one would be that the COLA be effective at age 65. If they opted to do that, the increase would be about $557,000. The second option is a little more lucrative and that is that the COLA is effective for early retirement without penalty. There is an early retirement option in that plan whereby when you reach the age of 63 and have a certain number of years' of service, you are eligible for vesting and pension without penalty. If they allow the COLA to be effective for early retirement recipients, the cost increases to $605,000. Overall, it would be an increase of either seventy-two thousand dollars a year or one hundred grand a year. Being that we have moved in the last three fiscal years having significant funds, if we continue to contribute double the actuarial requirement, the funds would be available. The increase in pension and the increase in liabilities would not be significant. As long as we continue to budget down that path, we will still have a declining liability. There are about 370 or so employees in rough numbers and those are the senior employees who have been through the ringer. They have stayed steadfast with this organization from the initial freezing of the plan to different health care cutbacks. It really is a de minimis request to try to increase their benefits, especially now in light that we have some savings that we can share and it does not put the city in a bad fiscal position. It would help the remaining retirees who are vested. Pursuant to the rules of a pension plan, ordinances are required to modify the plan. That is why they will hear this at the second reading, which will include a public hearing. They will then make the determination of whether to make no changes or make the 65 year COLA increase or make the COLA increase to the early retirement age of 63.

Commissioner Pederson asked what other municipalities are doing, what is customary. He is from the corporate world and he does not ever remember a pension being modified. **CM Minner** responded that the answer lies all over the map. Police and fire are definitely separate in terms of how pensions are managed because of the high stress, low retirement age, and their types of duties. In the State of Florida there are different and better pension plan factors; early retirement issues and across the board, they will see police and fire plans, at a higher cost to fund and they have greater benefits. General employee pension funds are a rare breed these days. Many municipal corporations, like Leesburg, made the same decision to freeze the plans to save money. At that time, the plans were not the most competitive. It was probably a little better than the defined compensation plan they receive now. He does not know if that can really be compared. However, the request is reasonable. It is not an over-lucrative defined benefit and, because of actuarial factors and the over-funding of the pension plan over the last several fiscal years, it has put us in a position where we can absorb a minor increase. It does give some goodwill to the employees and it helps the senior employees subsidize some of their retirement. The senior employees will receive their 401k to supplement the closed pension fund because they also froze their earnings at that time. For example, if an employee was working here in 2008 and they made fifty thousand dollars a year, that employee could now be making seventy five thousand, but the fund was frozen at the amount they were making in 2008. It does not include their pay growth over the last twenty years. At the end of the day, pension funds are difficult for the city to fund. They are not typical these days, but this request is not out of the ordinary and it is reasonable given the financial position of the fund and how we have gone about managing the pension fund. **Commissioner Pederson** mentioned that it caught his attention when he referred to the longer-term employees, the ones that have been here since 2008 or before. **Mayor Burry** stated this item would lay over until September 25, 2023.

C. NON-ROUTINE ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Asset Transfer Agreement with the Leesburg Partnership; and providing an effective date.

ADOPTED RESOLUTION 11,385

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

Commissioner Reisman made a motion to adopt the resolution and Commissioner Pederson seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

CM Minner stated the Leesburg Partnership (LP) requested that the city absorb the special events. There have been discussions about this over the last two commission meetings. He provided a presentation to the commission at their last meeting which showed a model of how the city would take over the special events. He showed how it would be done and how it would be funded. There were a lot of unanswered questions, but most of them involved revenue issues and what events the city would pick. At the end of the day, the important thing is the passage of the city taking on the special events and not the LP. The city commission will determine what events we do. He provided a format for how we would have certain types of major events, which includes the Fourth of July, Holiday Festivals, and perhaps a continuation of Bikefest or some other type of event. Those are the major events that the community can come to free of charge. The secondary events would be different things that the city would sponsor; like the daddy-daughter dance, the boo bash which includes different slides, and perhaps a movie night. The ticketed events like the chili cook-off and the fish fry would be events reserved potentially for other not-for-profit organizations. At the last meeting, the city commission by consensus gave him the direction to fund the special events pursuant to the proposal. In doing that, we would need to hire two and a half employees. Those positions would go into the recreation department budget. It would be supervised by Travis Rima, the recreation director. There would be a special events division of the recreation department and it would be funded with the CRA monies from downtown. There are other communities in Lake County that use their TIFF money to cover this. After that meeting, they put advertisements with the job descriptions based on the commission's direction. It was determined through some conversations between him and the LP executive board that the next step would be to go over the questions that came up from the LP board, which included the legal actions for why the LP asked the city to take the events over and what needed to be done with the assets moving forward. At that time, they thought it would be best to wait to announce it until the budget was approved, but there were things that needed to be done. After discussions with the city attorney and a couple of folks from the LP, it was determined that they needed an asset transfer agreement listing what assets would be transferred. He met with the LP executive board and the board of directors and, pursuant to their bylaws, the LP had to make a formal vote to transfer the assets, the naming rights of the Leesburg Bikefest and the equipment to the city. The LP board of directors met on Thursday, September 7th at 8:30 a.m. at their office to discuss and debate and he was present for questions. The important thing to note is that the city commission or the city did not ask for this. He stressed that to the board through their discussions. The number one priority is that Leesburg continues to have quality events that represent the City of Leesburg well. They need to show that Leesburg is a great place to live, work, and play. There was much discussion but in the end, the LP board of directors had an official vote of ten to one that the asset sales agreement be approved and that is what the commission would vote on tonight. The agreement squarely provides for the assets, the cash, and the equipment of the LP going to the City of Leesburg, as well as the naming rights for Bikefest. The naming rights for Bikefest were important, so that when the commission determines what to do with Bikefest, this body would be in control of that trademark and that was significant. It is a significant trademark and moniker that needs some consideration in how that event and that name-brand move forward during the interim period. Based on the vote tonight, if they choose to accept the agreement, it will force their hand on the budget requirements to a degree. If they accept the assets and tell the LP that we are going to take over the events, we will be taking their assets. They would quasi commit to doing events in some form or another. That does not mean come Thursday night when they hear the budget, they say $450,000. What it does say is that we are committed to taking over the events. They understand the circumstances that have been talked about in detail and how we got where we are. He recommended that they poll the public prior to voting.

Mayor Burry, commenting on what the city manager said, stated it is important for the public to understand this was not the City of Leesburg grabbing the events and taking them away. The organization that handled the events asked the city to take them over and do them. The original ask was for $450,000 to fund the Leesburg Partnership. Then there was a change in the internal structure of the LP and that was when the decision was made by the LP to give the events to the city. It was not a decision made by the city commission. The LP's decision was that they feel very strongly that the City of Leesburg should provide quality entertainment for our citizens, like the 4th of July and those types of events. They looked at Mount Dora, Clermont, and Tavares for what they did. They looked at the other communities' budgets and they were about $450,000. That was right in the number. He wanted everybody to understand that the city did not go to the LP, the LP came to the city asking us to take it over.

Commissioner Pederson commented that the city is focused on free events and non-ticketed events. The city is not taking anything away. The ticketed events are the ones that nonprofits make money on and those events will go to other non-profit groups. That way they can sell the tickets to raise some money. **Mayor Burry** added that it was not decided by us. Plus, when they talk about ticketed events we are talking about selling tickets. We do not want to take taxpayer money to fund events and then sell tickets. That is not something we want to do from the city standpoint; that would be left to other non-profits.

Burt Boliek of 1206 South 8th Street, Leesburg stated he was a lifelong citizen of Fruitland Park and Leesburg in Lake County. He is the owner of a small business here in Leesburg. He currently resides in Palmora Park. He has served on the Leesburg Partnership general board for four years. He has served on the Leesburg Partnership executive board for four years and he is the current past president of Leesburg Partnership. He was not a fan of the City of Leesburg taking over these events. He understands that the city did not take it, it was given by the Partnership. He was the only one that voted no on their motion. He did not want to see this go down. However, the city manager made a very nice presentation the other night, which caused him to give this a second look. The presentation was very well organized. It addressed most of the components of the partnership and what the transition would look like. He appreciated his candor regarding there being a lot of work that still needed to be done to figure out what a Leesburg events department would look like. If this proposal is accepted by the city commission, it would be in the best interest of our community to have a community advisory board. That was part of the city manager's presentation the other night. He believes the board would ensure that the community's best interests are served. It would also be a voice for the businesses impacted both positively and negatively by events. It would function as a review board for proposed events before being sent to department leaders or the city commission. It would function as a volunteer basis for community events. This board would not control the events department or the staff. It would merely be an advisory board to say we approve or not approve and they would like to talk more about it. Secondly, Bikefest should continue until it can be properly phased out with another event. Bikefest is critical to Lake County, bringing millions of dollars to Lake County over the last twenty-five years. Bikefest is critical to downtown bars and restaurants. It helps them get through the summer doldrums and Bikefest is critical to civic groups, military veterans organizations, Boy Scout Troops, Leesburg High School band, sports teams, church youth programs, and the list goes on. It provides tens of thousands of dollars for their programs and it has always been done this way regardless of profit or loss by the Partnership. In summary, he strongly encouraged the city commissioners to give the community a voice by having a community advisory board and continue Bikefest until it can be properly transitioned to another major event. He went on the record to say he would volunteer to serve on the community advisory board.

Commissioner Pederson stated it was a great idea. He heard about it and he was going to tell Mr. Boliek that he should apply for it, but it sounds like he already did. They are telling us we have full authority, but we want to use people's experience from the partnership board. He welcomed their thoughts and input. **Commissioner Berry** asked about the advisory board on how that would work with the events planner. Would that person be on that committee with the advisory board? **CM Minner** replied that he put the advisory board recommendation out there as food for thought on how to or not operate. There are pros and cons to the advisory board. He certainly understands and respects Mr. Boliek's position, but as we discussed at the meeting on Thursday, the LP operated a little differently because the LP was autonomous. He does not want to digress, but this is important to talk about because it goes into how we move forward. The LP in its day when it operated Bikefest was extremely profitable and Mr. Boliek said this at their meeting on Thursday. It is important to reiterate this here. The Partnership had years of success and it was not management nor the LP. It was the circumstance of success that hurt Bikefest from covid, to its generation of businesses, then having spin-off businesses that grew into the downtown. That peeled away some of the issues that made that event profitable, which then funded other events. The wheel died of its own success and that is important to point out. Having said that, with everything there are pluses and minuses. The Leesburg Partnership was a Main Street organization and they are a 501c3 and that is autonomous from the city. Even though we funded it and we helped sponsor it, there was always a good relationship between the LP and the city. They were still an autonomous body and it was their determination about how, what, when, and where to do Bikefest. Kind of with the subtle implementation of the city through the ordinance that we established on an annual basis. The difference now is that if the city takes over these events, it is this body that is not, so it does not have such autonomy. The commission is made up of five different districts. There will be different influences and opinions on how events should or should not be promulgated, including how tax money should or should not be spent and that is the difference. On one hand, he would say the events committee is good because it does everything that Mr. Boliek wants. It provides a sounding board for the people and a steering committee for staff. It does not ultimately shelter this body from the public when they vote for you every four years. They may not like the way we are spending that TIFF money. So, what does that mean? Should we erect an advisory board or not? That is something we should not make a determination on today. We need to set up and the first thing we need to do is approve the budget. Then, simultaneously, we will begin recruiting for the special events manager. That is where the discussion of the committee becomes secondary or even tertiary. We need to bring in the person and we need to have a formal handoff. The asset transfer agreement does that and then there are a couple of events the partnership wants to finish off and we pledged to work with them during the months of October and November. They will get those finished off and that allows time to commit or not commit to the committee. **Mayor Burry** commented in regard to advisory committees, as Commissioner Reisman brought up earlier, we have openings on our committees now, and creating another advisory committee thins out volunteers even more. It will make it harder to get people in those positions. Currently, there is a Parks and Recreation advisory committee. Of that, the plan so far is for this division to be a part of that. He was not sure that we did not need to reinvent the whole wheel with the whole new committee, but rather transform that advisory committee to include special events.

Commissioner Berry asked Mr. Boliek how he envisioned the committee working with the new hires of the event plan. She was trying to see how it would work or would this be autonomous? **Mr. Boliek** responded that the logic was to put together a group of restaurants, business owners and anyone who seems to be impacted by the overall events so they can talk about the good, the bad, and the ugly. Sometimes more businesses are hurt than are helped. At the end of the day, there would be a group that could cue these events up, they would look at them based on specific criteria. They could say they need to meet certain things and if they do not, you set them aside and if they do, you push them on up the hill to be reviewed by the parks and recreation department and the city commissioners. They would set up a cue and solve a lot of the peripheral issues before coming to the city commission. **Commissioner Berry** asked how it would work with the event planner and the people we brought in? **Mr. Boliek** said it would simply compliment them and help them get some of the weeds cleared. **CM Minner** remarked that it would function like the planning and zoning board or the electric advisory board. It would be an ad hoc committee where the staff would get input, ideas, and feedback. **Commissioner Berry** inquired if this committee advisory board would be open for city businesses in Leesburg or everyone. **CM Minner** answered they would be appointed by this commission.

Commissioner Reisman made a motion to approve the asset transfer agreement and Commissioner Pederson seconded the motion.

Commissioner Berry stated she wanted to be clear that this vote was to transfer the assets from the Leesburg Partnership to the City of Leesburg and nothing else. **Mayor Burry** replied yes.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Berry	Yes
Commissioner Connell	Yes
Commissioner Reisman	Yes
Mayor Burry	Yes

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

2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Lighthouse Construction Agreement with the Leesburg Boat Club; and providing an effective date.

DENIED RESOLUTION 11,386

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

Commissioner Reisman made a motion to adopt the resolution and Commissioner Pederson seconded the motion.

Mayor Burry requested comments from the Commission and the audience.

Tim Sullivan, Commodore of the Leesburg Boat Club, stated he was there seeking a collaborative agreement between the Lakefront City and the Leesburg Boat Club in order to build a lighthouse. There was a legal document that their attorneys worked on, but he did not know the exact status of that because their attorney was currently in France. The many attributes of being a Lakefront City are often over overlooked. The Harris Chain of Lakes is known for having the best bass fishing in the southeastern United States. There are wonderful docks located in Venetian Gardens, which are paid for by tourism dollars and all the boaters in the community use them. The benefits to our community have been multiple, with the great improvements that the city has made to Venetian Gardens providing not only passive recreation, it also creates great venues for the Fourth of July celebration and the annual Christmas Boat parades. These events create a sense of community while supporting local businesses. If the city could pick one capital project to enhance the image of the Lakefront City and the boating experience for all while putting Leesburg at the forefront of all communities, that project would be the Venetian Gardens lighthouse. The lighthouse would be located on the Venetian Gardens property. It would be a 49-foot structure. It will allow for the ability to be seen from the highway bridge. It would serve as a navigational tool for recreational boaters as well as professional and amateur fishermen. It can be directed so that it does not disturb any current businesses or residents by the aiming of the light. He showed different renderings of the lighthouse being proposed. By collaborating with the Leesburg Boat Club as a project overseer, the city would save thousands of dollars by utilizing their not for profit status as well as donated services such as engineering and architectural services. He showed a rendering of the exact location where they wanted to install the lighthouse.
During his trips to this location he saw people sitting on those benches nearby. It would be a beautiful location for the lighthouse. The bottom line estimate for this project is $524,031. That would be the maximum cost for this project unless additions were made. Highlighted in their proposal is a payment and performance bond, which guarantees the completion of the project in the event of a default. There are other projects and additions that the commission may want to consider. However, they were not included in their proposal. They could add bathrooms and a place to install an anchor that the Historical Society found. The cost for that would be $46,000 and that was not included in their summary. The point is that Leesburg is a Lakefront City and people come to this city for the lakefront. He lives in Arlington Ridge and it amazes him how many people own boats. When he talks about this project, everyone says it is a great idea. He asked them to think about the amateur boaters and the fishermen that launch their boats out of there in the dark. Those tournaments bring tax dollars to this community. They also support the local businesses who have employees that pay tax dollars into the city coffers. They would like the commission's consideration of collaborating with the Leesburg Boating Club to build a lighthouse in Venetian Gardens.

Commissioner Berry mentioned that the Boat Club said they were willing to collaborate. What exactly are they willing to collaborate on? **Mr. Sullivan** answered they would manage the project and use their not-for-profit status. For instance, the engineering and the architectural services for this project have already been donated. When he showed that big number, that number could actually go down. A local paint company has already volunteered to provide all the paint for the lighthouse. That is what he meant by collaborating. There would be no employee input into it, so they would not be taken away from the city's operations. The Boat Club would handle all the participation. **Commissioner Berry** wanted to verify that the estimated cost could be lower. **Mr. Sullivan** answered it is possible. He showed a worst case scenario, but it could be lower. In total disclosure, they have a three hundred member board and it is not like they have half a million dollars lying around to complete this project, but they do have an amount set aside to move forward with this project if the city was willing to do it. They have twenty-five thousand dollars set aside. **Commissioner Berry** said she would like to know if the residents of Palmora Park want the lighthouse. **Mr. Sullivan** answered that a vast majority of their members live in the City of Leesburg. He did not know the exact number, but most of them live in Palmora Park. They are also mostly boaters. He has been a member of the Boat Club for about fifteen years. They could debate the spending of the money and those kinds of things, but this would enhance the image of being a Lakefront City. It is a one-time capital expense and it would enhance the forefront of Venetian Gardens. It does not impact any of the other activities that happen there and it would provide a navigational tool. Boating and recreation are a part of Leesburg's lifestyle.

Kirk Rouse of 1039 Linda Glen, Fruitland Park said he was the president of the Leesburg Concrete Company, which was the name of the company on the drawings. Mr. Sullivan did a great job but he wanted to expound on that. He thinks there are several vendors that have donated time at their own cost. He does not recall when they were asked to get involved in this. It may be about a year and a half ago. With the structure itself, they and their engineers would do the engineering plans. The budget sounds like a lot at $524,000 but his part of that cost was about $200,000. If this were for anyone else, it would cost about $400,000. He wanted to illuminate that they were not the only vendors that took part in this project. He knows there were structural engineers, civil engineers and all kinds of folks that have done pro bono work. The value of that tower at retail would be about one million dollars. The value of what they would be getting is extremely strong for the money.

Tom Grizzard, lifelong resident of Leesburg and immediate past Commodore at the Leesburg Boat Club, said he wanted to give a little bit of history about how this started. Four years ago, some of their board members said there should be a lighthouse. That germinated for a while and they questioned how to get it started. They had to figure out what the costs would be. They had some geotechnical engineering done along with some survey work. Their board was so enthusiastic about moving this project forward that they fronted the money to pay for that geotechnical information and surveying. They wanted to present it to the city so they would know where they were going with it. Their board unanimously approved it. They thought it was a great idea. The engineer and the contractors went overboard. They spent a lot of time, money, and effort moving this project forward. He asked for the commission's approval on this project.

Carl Davis of the NAACP, 609 Highway 466, Lady Lake, said he was listening to this project but $500,000 is a lot of money for a lighthouse. There are a lot of problems that he sees and he works on Beecher Street. He sees a lot of problems and he sees a lot of homeless people. He believes that five hundred thousand dollars from this city could be used for a lot of other things. He knows the lighthouse is important to the Boat Club, but the people that are in charge should worry about the less fortunate. That is their job. They should think about less fortunate people. There is a problem with the homeless in this city and $500,000 could go a long way to helping the homeless. He does not consider a lighthouse to be important when he sees people in this city on the highway milling around in 93 degree heat. They could definitely spend money on that. He spends money on the NAACP and he spends it very prudently. The city should think about that.

Bill Polk of 600 Cascade Avenue, Leesburg said he begged to differ with the people of Palmora Park being all for this. He knows most of them did not have a clue that this was even happening. Leesburg is a special place to live and work in. He was born here and it has been a wonderful experience for him. Leesburg has a beautiful park system in Venetian Gardens and the boat basin is a part of the park. It was brought back to life over the last ten years. The Leesburg Boat Club was created in 1947 by his father-in-law, who was the first commodore of Leesburg Boat Club. Through the years, the Boat Club has done many different projects to make the boating experience better for all people. The Boat Club has a wonderful idea for the lighthouse project on the point at Ski Beach. The only problem he sees with this project is funding. The funding for this project should not be provided with any type of government funding. The money can be and should be raised by the Leesburg Boat Club. It is not good stewardship of our public funds. He disagreed with Mr. Sullivan's idea of seeing the lighthouse as a navigational tool because everyone has a telephone now which has GPS on them. He used to go fishing with his dad when it was pouring down rain. It was dark and they could not see but they made it back to the boat basin every time. They did not have a GPS or anything. They did not have a compass in the boat or life jackets. Being a navigational tool for a small lake, they could follow the shoreline and make it somewhere. Many of the residents that he talked to while handing out flyers on Saturday said they did not have a clue about this. It is five hundred thousand dollars and we have rusty water pipes in Palmora Park. There are drains that do not drain when it rains hard. The road floods on Lake Shore Drive. On the east end of town they have the same problem with water pipes. They are one hundred years old. They say this will last one year, but we have pipes that are one hundred years old and nothing has been done for years and years. They have pipes at the west end of town that have not been replaced in one hundred years. Five hundred thousand dollars could go a long way for the community in Leesburg. Raising the money for the boat club would be a good thing. A twenty-five thousand dollar donation would leave them paying seventy-one years to pay if everyone gave twenty dollars to the Boat Club. There are people in the Boat Club who could write a check and pay for this thing all at once. He is totally opposed to funding this project. It is a wonderful project, but he is totally opposed to funding it with government funds which the city needs for other projects.

Jen McCurry of 1105 South 9th Street, Leesburg thanked Mr. Polk for handing out flyers because she had no idea. She truly respects the Boat Club for their passion for boats. However, she is a car girl. She respects what they are trying to do for the community, but on the cover sheet she pulled up online for this meeting it says the funds would come out of the ARP fund. Isn't that the American Rescue Plan, so she was confused as to how that works. How can a lighthouse be paid out of that fund? **CM Minner** answered that there was a two to four trillion grant that the federal government issued and the city received about eleven and a half million dollars in American Recovery Program money. As the program has moved forward, there have been a number of different interpretations about how the money can be spent. The current interpretation is pretty much anything, so this would be an eligible expense from the American Recovery Program. Two years ago, this body set out and broke down the American Recovery Program funds into different expenditure ways. Pine Street, Boys and Girls Club, the marina improvements, and the Susan Street improvements. They broke that down into different projects and they made contributions to different not-for-profit organizations. Of that, they left about one million dollars unallocated. The city paid themselves back for some lost money. Right now, the city has squirreled away about three million dollars of unallocated funds for capital projects that come from varying sources of American Recovery money, interest earnings on different projects and projects that ended, so they put money back into the capital project fund. The quick and easy way to explain the funding source would be from American Recovery monies, which had about six hundred and ninety thousand dollars left. Not all of it is spent, but about six hundred and ninety thousand dollars remains unallocated. **Ms. McCurry** said most of them think that the ARP is something that helps recover and she does not know if the lighthouse is bringing an ROI back to the community. She suggested a regatta, because they did that in rightful and made a ton of money. They redid the entire yacht club so there are options out there.

Commissioner Pederson stated some representatives from the Boat Club talked to him about a year ago and he would support this. The amount for this project was a little lighter then, so this project has gotten a little more difficult. He recognizes this as a luxury item, but it is a rare opportunity to do something special for the community. We are taking it out of the American Rescue Plan dollars and the city manager touched on some of that, but that money has been spent heavily in Carver Heights on Pine Street, the Boys and some money was provided to the CDC. Our city is in great financial shape and this was a gift. When this started, there were cities around the country, typically larger cities, that were in trouble and they needed this money to stay afloat and to make up for losses. Some cities have significant debt obligations which we do not have other than our utilities. This is a luxury item and it has been controversial. He has taken calls and texts about this project, and it has been about a 50/50 split. One family he spoke with split on it. One wanted it and the other did not. The point is that the city could afford this because we are fiscally sound. We are and have been doing the right things for our city. We are not perfect and we do have a ways to go. However, over the course of being on the commission four years, over the last five to ten years, he has been very happy with the beautification efforts and the fiscal responsibilities of the city. He respects what the boat club has done and this would be built at a discounted rate. He fully supports this.

Commissioner Connell stated it was a great idea and it would be pretty neat to look at, but that is all we would get out of it. We can look and say it is pretty nice, but not for half a million dollars. Once you have seen it, you have seen it. He is fairly conservative when it comes to spending money on projects. When he makes decisions to vote on large expenditure items, he looks at the overall benefit for the community. It is not a select few, it is the overall population. It is a neat project and it would be neat to look at it, but it does not benefit the population as a whole. No one is able to go inside it and you cannot go to the top. This would be for aesthetic only. He cannot see spending that kind of taxpayer money on something that does not benefit the majority as a whole.

Commissioner Reisman said it is a beautiful lighthouse, but if we are going to build something, he would like to see a bathroom incorporated into it. Everything in that park is located on that side and the bathroom is way on the other side. If you have a family that is a 0.4 mile walk to take your kids to the bathroom. If we were to build something, we should kill two birds with one stone and incorporate a bathroom. He did not know if it could be redesigned to include a bathroom. We also have restrooms that need to be built at John L. Johnson Park. He would like to see the Boat Club do a fundraiser for this. That way they have a little more skin in the game, but it is a cool project. **Commissioner Connell** remarked that he believes the restroom would cost a quarter of a million dollars. They would be talking three quarters of a million dollars for this project. That is a large amount of money and he still does not see the overall benefit.

Mayor Burry commented that he does not have strong feelings either way about having a lighthouse or not having a lighthouse. The idea for a lighthouse has been banged around for well over twenty years. He remembered when he served on the parks and recreation committee, LPG brought a plan for Venetian Gardens and one thing they talked about was a lighthouse. This idea is not new and it did not just start. He would like to bring up some similar things that have happened in Leesburg that everyone should be aware of. Everyone knows about Fountain Lake Park. We had a veterans group come to the city and ask to build memorials. They wanted a helicopter to honor our veterans and the city told them they needed to raise the money and then we would allow the memorial. They also guaranteed that they would take care of it. That is how business is done. When a select group comes before the commission to request something, that is how it should be done. If the Boat Club wants to move in this direction they need to do a fundraiser to raise the money.

Commissioner Pederson inquired if the commission would consider a match, dollar for dollar, because it is a big project. **Commissioner Berry** asked what the expenses and costs were for the anchor. Would that be provided by the Boat Club? **Commissioner Pederson** mentioned that the Boat Club could speak about that but he would delay that item for a year or two from the standpoint of the city budget. They could let the Boat Club deal with that. He would recommend pulling that out to get this approved. He does not take that lightly and he knows who is behind it. That could be done one to three years down the road. That would be a completely different project. **Commissioner Berry** pointed out that it was estimated with this program. **Commissioner Pederson** said that the cost would be above that amount. **Mayor Burry** stated the anchor would change the whole design. They would need to know where it would go now. The anchor is supposed to be viewed from the outside at the bottom of the enclosure. At least that was the plan he heard. **Commissioner Pederson** clarified that $524,000 was for the lighthouse and $46,000 was for the anchor. They could hold off on the anchor if that would help get votes. **Mayor**

Burry stated that the cost was to clean the rust off the anchor and to treat it. That was not a design aspect of the lighthouse. That is the cost of preserving the anchor because it is still in the water now. **Commissioner Pederson** clarified that it was an added cost. He has taken criticism for being financially irresponsible on this, but he is fiscally responsible as a commissioner. He said it was a luxury item. To reinforce this, on Thursday they will see an aggressively reduced millage rate and the city has been very wise about how to spend money.

The roll call vote was:

Commissioner Berry	Yes
Commissioner Connell	No
Commissioner Reisman	No
Commissioner Pederson	Yes
Mayor Burry	No

Two yeas, three nays, the Commission denied the resolution.

Commissioner Pederson asked if he could make a motion to do the lighthouse with the bathroom. **Commissioner Reisman** said they would have to table that for a future date. **CA Watson** stated they have already voted. If a reworked proposal makes it way, it could be considered at a later date.

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 said he had no items to address.

9. CITY MANAGER ITEMS:

CM Minner had no items to comment on.

10. ROLL CALL:

Commissioner Berry pointed out that at the last meeting, under item 5.C.2, they established the policy and procedures for city-owned lots. There was a moratorium on that and they never voted to lift that moratorium after it passed. She wanted to know if they could vote on it now or if it had to go to a future meeting? **CM Minner** answered when that was done it was not done by resolution. They could have an informal vote on it tonight. It would be an action by like action**. CA Watson** agreed.

Commissioner Berry made a motion to lift the moratorium that was placed on the districts and Commissioner Pederson seconded the motion.

Commissioner Reisman wanted to clarify that these lots could be donated or sold. **CM Minner** agreed.

Commissioner Connell wanted to be sure that lifting the moratorium was for the lots the city owned and they would be able to donate them as long as the applicant meets the criteria that was established. **Mayor Burry** agreed.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Pederson	Yes
Commissioner Reisman	Yes
Commissioner Berry	Yes
Mayor Burry	Yes

Five yeas, no nays, the Commission lifted the moratorium.

Commissioner Pederson had nothing to discuss.

Commissioner Reisman stated they had a successful event at the airport on Saturday. He thanked Commissioner Berry for coming out. They had close to three hundred registered runners running the runways for the Leesburg Blue Foundation. He thanked everyone for coming out. Hopefully, he will see everyone there next year.

Commissioner Connell had no comment.

Mayor Burry had no comment.

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.

With a motion by Commissioner Reisman and a second by Commissioner Pederson, the meeting adjourned at 7:11 p.m.