AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
THURSDAY, JULY 11, 2024 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a budget workshop meeting on Thursday, July 11, 2024, at Leesburg City Hall. Mayor Burry called the meeting to order at 5:35 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, Deputy City Manager (DCM) Hicks, Budget Director (BD) Brandy McDaniel, Finance Director (FD) Jim Williams, City Clerk (CC) J. Andi Purvis, 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.

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

2. FY 2024-25 Budget Workshop Schedule

A. Enterprise Funds (cont.):

Water
Wastewater
Solid Waste
Stormwater
Airport

Pension Trust Funds:

Police Pension
Firefighter's Pension
General Employees' Pension

Internal Service Funds:

Health Insurance
Workers Compensation
Fleet Services Fund

Commissioner Connell first questioned the agenda and the amount of stuff on it. He wondered if they could split the agenda and hold another meeting next Monday or Tuesday. They could have the meeting on Monday since the one scheduled had been canceled. He wanted to know if they could do the capital improvement projects (CIP) tonight and cover the other stuff on Monday. He would like to do half of the agenda tonight and the other half on Monday night. **Mayor Burry** wanted to confirm that he wanted to wait for the CIPs? **Commissioner Connell** said they could do either/or. **CM Minner** pointed out that they can see where they are on time later. He suggested getting through the CIPs tonight since it was still fresh on everyone's mind. He would also like to get through water, storm water, and solid waste. However, it all depends on how long it takes to get through the CIPs. **Mayor Burry** agreed. They need to get through the CIPs and if someone wants to make a motion for a break they can do that. **CM Minner** said a good breaking point would be after water, sewer, and storm water because that would complete all the enterprise funds. They could schedule another workshop to cover the airport, pension trust funds and internal service funds. However, he would like to see what they can accomplish tonight.

Susan Street Sports Complex:
CM Minner stated they discussed a lot of stuff with CIPs last Tuesday, and there were specific questions about some lingering CIPs and how they should go about them. With Susan Street, he received feedback that said that 10.5 million dollars was an elephant in the room, and yes, that was a lot of money for Susan Street. He wanted to review a few things and give an action plan for moving forward. We funded Susan Street to a level of about 5 million dollars, which included 3 million dollars of American Recovery Act money, and about 2 million dollars of tourist development council (TDC) money. They went into the project for 3 million dollars and the delta was the consulting contract with the engineers, Halff, for $700,000 to design it, and they were about 50% complete. This past Monday, they approved the TDC contract for 2 million dollars. That will be on the County Commissioners desk at their second meeting in August. He pointed out that while it was not in the contract, there was an unsaid expectation that the county would give us 2 million dollars, and they anticipated us putting in 2 million dollars. With that 5 million dollar allocation, none of that is city dollars. They anticipated that city dollars were going to come from discretionary sales surtax (DST) money, and when they started crunching numbers they could then allocate it towards it. He did not think the county cared where we spent the city's portion. It could be Susan Street or Sleepy Hollow. If we spent all the TDC money on the Susan Street project, they would expect some investment in the Sleepy Hollow project. Remember, the approved application for Susan Street was 5 million dollars. Of that, we have about 4.7 million dollars left. In the presentation, he showed a way of getting 10.5 million dollars to do the project as previously discussed. We currently have 4.76 million dollars allocated. The additional funding of 1.8 million dollars would come from unspent DST money, 3.4 million dollars would come from US Highway 441/27 CRA and half a million dollars would come from recreation impact fees for a total of 10.5 million dollars. Yes, that is a big number, and he did not want to persuade the commission one way or another, but that 10.5 million dollars was split 55/45. It was a good split for a project of this magnitude, and he also understands the hesitance. Another thing is expectation and, currently, at this allocation, there is zero city money. Eventually, we may need to throw some money in there to work with our county partners. After doing the math, even if we increased this to a remainder of 6.7 million dollars, we would still be at a 30% match and that is pretty reasonable. We need to keep that in mind moving forward.

Referring to a slide, he showed the component parts of the project, which includes four rugby fields. They would be stadium-type fields with a grand stand. It will also include a concession stand with a storage room, restrooms, and a soccer field. It will have a parking lot with an entry onto US 27. That is currently where they are at. Remember we went down the road with the construction manager at risk (CMAR), and for everything we wanted, it was estimated at 18 million dollars. Internally, staff thought that was way too much, and they had to get the price down because the target price was set at 7.5 million dollars. When the numbers came back, the only thing we could get for 7.5 million dollars were the five fields. Again, there would be rugby-sized fields, but it would not include the parking lot or entryway. At that point, it was decided that we needed more money because it was going to be a problem. Moving forward, we need to bring half of the project forward. We are now in the phase of reviewing the conceptual plan. At the August 12th city commission meeting he will have a presentation to ask that they stop the construction manager at risk method. This is the second time they have used this method where we had an initial feedback of 30%, which sent us through the roof. We have an issue with that type of construction manager procurement method, and we need to end it. We have a contractural right to end it, but we will have to pay the construction firm for the time they put into it. He did not believe it would cost more than $50,000. He is currently working with the deputy city manager and procurement to put together a resolution that gives him the authority to execute termination of that contract pursuant to the no fault/no reason termination clause in paragraph nine of the construction management agreement. Once we do that, we will move forward with the project as a design-bid-build. We are at 50%, and we will see where Hallf is with the major elements of this project. However, the Cadillac of this project includes the four rugby fields, the one soccer/arena field which is a turf field with a grand stand, the lighting of all fields, the concession stand, restroom, storage facility and parking. The heartbeat of this whole project is having an entryway off US 27. That will help with our sports tourism marketing component. We need that entryway to come off the main corridor. We need to construct half of the design and as we complete the design we will put out bid alternates. We want the fields, but we can do different elements for the concession stand and an alternate for turf. When we start the design-bid-build layers, at that point we can decide what to rip out to get this down into a budget that is palatable for the commission. We also need to establish a Susan Street Sport Complex budget by September 30th. The establishment of that budget could be anything, but if they say no more money, they will just move forward as described in steps one through four. That budget would be 4.76 million dollars. They can do whatever they see fit, from 4.76 million to 10.5 million dollars. At this point, they do not know what the numbers will be, but they are working on estimates that were provided by Halff and the construction manager at risk firm, Allstate. Until we get 100% of the design completed or until we go to a design-bid-build approach, he will not know what the numbers are. There are two options; they can decide to have zero increase, or some type of increase up to 10.5 million dollars. Either way, the recreation director and himself believe they can get a good project done for that. They could be under, but they will not know for sure until they get closer. It should be sometime in October to get 100% of the design completed to where we have a set of plans and a process to go out to bid. Then it will take another month to six weeks, so by Thanksgiving time we should have some hardcore numbers. They would comb through to figure out where this project landed, but he was sure that with all the items it would not fall under 4.7 million dollars. With the wish list, they only hope to get it for around the original budget of 5 million dollars. He would leave it to their discretion and if they wanted to modify the Susan Street budget for FY 25, they could do that. He recommended if they decide not to increase the budget, and they leave it at 4.75 million dollars, he would advise them to not spend it or to be gentle about where they spend that money. They may want to shift some DST money around because that would be reasonable. If they decide not to increase the budget, they should put the money back in the US Highway 441/27 CRA budget. We could also put the recreation impact fee money towards this project.

Commissioner Berry asked him to go back to the slide that listed the recommended actions. She asked him to explain why they should stop the manager at risk method, and was that the only method used to determine the original contract or were there several to choose from? **CM Minner** explained there are a few methods of procurement that municipal corporations use. First is the traditional method of design-bid-build, under the competitive consultants negotiation act, but the project total must be under 2 million dollars. If we were doing a project over two million, we are required by state statute to go through the competitive bid or a competitive request process to select the engineer/architect that we would use to build a project, but remember that project would be valued over two million dollars. That process has its own process whereby you select a consultant based on their experience, and you negotiate a contract. The rule of thumb typically is that you pay the consultant 10% of the total project. We thought the total cost of the project, including all components, would be in the 7 million dollar ballpark, and we have already paid Halff for the design. The next thing they would do is take the design and put it out for bid. The design-bid-build process is a tried and true method of municipal government processes. It is tried and true, it is consistent, so you know what you are getting. It also allows an opportunity to trim it down. However, there are downfalls because we may get hit with change orders and those take a long time as environments change and different things happen. The next recognized procedure is the construction manager at risk. A weakness of the design-bid-build process is an important one and that is the disconnect between the architectural flowery world of whether we can do this or whether we can do that, because we fall in love with the design. We do not realize all the flowery stuff jacks up the cost until it hits the market. When the bids come back we will have to start cutting things back. That is kind of a catalyst for getting the change orders, and they saw that with the Venetian Center. The next process with the construction manager at risk comes when the design is about 30% complete. At that time, they marry the contractor with the architect to speed the process up and to ensure costs. Then they send it out for bid and a requirement of the construction manager at risk because part of the construction manager at risk's responsibility is to go out and seek bids and then prove to the corporation that they have checked out all the companies to get the maximum guaranteed price. So, with the construction manager at risk process, we will bring in a consultant to start designing. When the design is 30% complete, we bring in the construction manager at risk firm, which is done through an RFP process. They are married at 30% and, as we get to 90% complete with the design, the contractor will go out to get his costs. By the time the design is finished they will know how much everything costs. The next step is a construction contract with the construction manager at risk, which gives a maximum guaranteed price. This process is falling apart at 30%, because we are getting numbers back from the construction manager at risk of 18 to 19 million dollars, and that is not going to fly. At 10% design, we redid it, and we got it down to 7 million dollars, but even at 7 million dollars there are too many decisions for cuts and things we may or may not want to give up, and that is the dilemma. He recommended going back to the old-fashioned way of design-bid-build. **Commissioner Berry** wanted to know if they stopped this would it cause anything to slow down the process. **CM Minner** stated we would lose $50,000, and he needed the commission's authority to end the contract with the current company. There is a clause in the contract that says we can terminate for any reason, and we do not have to give a reason, but we will have to pay them for the time they invested. They have done some leg work, and there have been meetings. They have some upfront costs that they will get back at the end of the project and if we cut it sooner, we have to pay them for their time and the initial work they have done. **Commissioner Berry** wanted to verify that he said $50,000 or was that an estimate? **CM Minner** replied he guessed, but he would be asking them for the authority to terminate that contract and to pay them up to that amount. If we cannot agree on the amount with the construction manager at risk firm, he will not have the authority to cut the check, and he will be back before the commission. At the city commission meeting on August 12th there will be a resolution under the consent agenda that does that. **Commissioner Connell** asked plus or minus 5 million dollars. Do we know at this point how close that gets us to finishing the project? **CM Minner** replied no. The rough number we have is 7 million dollars to build it and that would be a base model with nothing fancy. It would not include the grandstand. It would basically be fields and lights for 7 million dollars. **Commissioner Connell** asked what US Highway 441/27 CRA was sitting on money-wise. **CM Minner** responded that US Highway 441/27 CRA was sitting on 4 million dollars. **Commissioner Connell** wanted to know if they could pull some money out of that fund to help get this project finished. **CM Minner** answered yes. **Commissioner Connell** said we are already knee-deep/chest-deep in this project, so we have to finish it at this point. Otherwise, we would be leaving a facility half completed. Can we move some money from US Highway 441/27 CRA to this project and, if there is anything left, put it back into that fund? **Mayor Burry** agreed, if they moved the money from US Highway 441/27 CRA they would have about 7 million dollars and that would be the match that the county was looking for. We would be sitting on 6.7 million dollars. **CM Minner** agreed. **Commissioner Connell** said he would be good with that. **Commissioner Pederson** stated he would be okay with those numbers. He spoke with the city manager about this and said 10 million was a no-go. He could not stomach that much. He did not want to torpedo the project because he fully supported it from day one, but the numbers have gotten so crazy. If they could get the total down to 7 or 7.5 million dollars, he would be fine with it. He was not saying to draw a line with that number, but we could move the money around today. **CM Minner** wanted to verify that they said to take 2 million dollars from US Highway 441/27 CRA, and if they wanted to put the recreation impact fee money back in the hopper. **Commissioner Pederson** responded he was looking at it from a match standpoint. As he understood it, the county was not calling the ARP money, match money. **Mayor Burry** agreed. **Commissioner Pederson** said to him that was match money, but for them, it was not. **CM Minner** pointed out that the county wanted us to have some skin in the game. **Commissioner Berry** said two million dollars will have to come from us in order to match the county. Regardless, either we move it to Susan Street or Sleepy Hollow according to what was said. **CM Minner** said yes. **Mayor Burry** commented that they should move the two million dollars and show the county we have skin in it. **Commissioner Reisman** wanted to know if they were going to cap the project at around 7 million dollars. **Commissioner Pederson** said they were budgeting it to be close, and if they needed more, they could always dip into the reserves. **Mayor Burry** pointed out that they still have DST and recreation funds if they do not put the impact fees there. **CM Minner** remarked, in the spirit of compromise, he would throw two million dollars from the CRA, and they would throw in the recreation impact fee money too, and that would establish the budget for FY 25 at 7.25 million dollars for the Susan Street project. They can take the 1.8 million dollars and spend it somewhere else or not spend it at all. They could save that for a rainy day. They could also beef up the facade, sign, landscape (FSL) grants for US Highway 441/27 CRA or if they do not like the FSL program, they have two million dollars that will go back to US Highway 441/27 CRA. **Commissioner Reisman** asked what would happen if the numbers came back over 7.2 million dollars to get everything we wanted. **CM Minner** answered they would either trim or go back to US Highway 441/27 CRA. **Commissioner Berry** wanted to know if the unspent 1.8 million dollars would be a reserve in the DST? **CM Minner** responded yes. **Mayor Burry** said the county wants to see us throw money into it. **CM Minner** felt that was a reasonable plan and a good argument. The only grumble we may hear from the county is that we are using tax increment financing (TIF) money. Remember, half of that money is theirs, and they may come back to us and say that was not our skin, but with everything being fair and square, that is our money. The compromise was two million dollars of TIF money and half a million of recreation impact fees, and it gets us to seven and a quarter.

Susan Street and CHMA/CRA Privacy Wall:
Continuing, **CM Minner** said the Susan Street project kind of bleeds into the wall concept. Commissioner Berry brought up the fence concept, and he wanted to digress a little bit about it. First, the wall concept or privacy wall could be a couple of different styles. Referring to a slide, he showed a picture of what is along the highways and another concept of what is seen along neighborhoods. A cinder block wall is what they see along the highway. It is more expensive at $100 a linear foot and the neighborhood-looking fence is roughly $50 a linear foot. The cinder block wall is more of a sound protective quality, but he did not know the engineering behind it. The privacy wall concept would be from Griffin Road at the 441/27 intersection between the school, the gym, and Red Raider Road. It would head down Red Raider Road to the school, then it would stop where the trail starts. It would then pick back up and go all the way down behind Birchwood, behind Susan Street, and the Palm Plaza. It would also hit the east/west trail. That is the trail that comes across and jumps over US 27, then it comes back behind city hall. This is about 3/4 of a mile, so when talking about funding, the interesting dynamic is Susan Street Park, which is split, not quite down the middle, but for easy conversation down the middle between the Carver Heights CRA and US Highway 441/27 CRA. The wall is on the west side of the park, so you could not use US Highway 441/27 CRA money to build the wall because it is located in the Carver Heights CRA. They could use Carver Heights CRA money to help with freight costs for Susan Street. However, the preponderance of the expensive items for the Susan Street project are US Highway 441/27 CRA. The big ticket items will be parking, the field and the initial half a million dollars is for the entryway. He was extremely confident that at whatever level they did, especially at two million dollars, they would easily be able to demonstrate that two million dollars of US Highway 441/27 CRA money was spent on their side of the park and not the Carver Heights CRA side. **Commissioner Pederson** asked, going back to Susan Street. Do we have access? **CM Minner** answered they are still working on it. **Commissioner Pederson** questioned before spending any money here, if they do not have access, do they still want to do it? **CM Minner** explained it was part of the project, and we are pretty good with access to the strip mall since those folks have been talking to us. At this point, we do not have the numbers yet. The folks at Pat Sales have been a little harder to get in touch with, but the crazy one is Pizza Hut. They have to go through Pizza Hut bureaucracy to get the corporation to give us access across their property. **Commissioner Pederson** wanted to know why we would not keep it on the strip center property? **CM Minner** replied that Pizza Hut owns that area. Referring to a map, he said If they followed the yellow line, that area was Pizza Hut property.

Commissioner Berry inquired where the State Farm office was located. **Commissioner Reisman** said it was located on the other side. **CM Minner** stated they would get there, and he did not want this to hold them up. At the end of the day, if we do not have this done by the time we start awarding a construction contract, that is when they will have a problem. Right now, we have until the end of the year to get this ironed out. **Commissioner Berry** inquired about the time frame for starting of the fields. **CM Minner** replied it would begin in the first part of 2025. **Commissioner Berry** asked if he knew how long the process would take with the road cut in. **CM Minner** responded it should take between six months and a year. **Commissioner Berry** said she asked that because it was proposed in an earlier conversation that we should build the wall a little at a time. Is that still possible? Could they build some of the wall this year and some next year? **CM Minner** replied it would be whatever the commission wanted. The numbers given were big numbers, but he thinks we could do better than one million. **Commissioner Berry** asked if it would be more expensive to go back and add on to it. **CM Minner** answered yes. There is a typical line item in a contract that covers mobilization costs and that is what the contractor charges for bringing in their equipment and people. So, each time we add on to it, we will be hit with that mobilization cost, and it is typically a big number. **Commissioner Reisman** said he spoke with the deputy city manager yesterday about this and, instead of building a wall, could they have grants for those communities? For the residents who want a wall, they could apply for a grant. That way it does not go down the whole trail. It would be for those sections of homes where people have issues. Can they have a grant to build a wall because it may be cheaper that way? **Commissioner Pederson** mentioned that was something he thought about. Maybe they could have a grant to help the residents put up a fence if they choose to. **Commissioner Reisman** added there could be a set of homes that want a wall. **Mayor Burry** wanted to know where they were specifically looking to put the wall. **Deputy City Manager (DCM) Hicks** explained that everything would come out from Susan Street, and traffic goes both ways. From a crime perspective, if there was an armed robbery in the area (even across the street), they would run through the Big Lots parking lot north or south to get out along Susan Street. The thought process was to have a barrier the length of that to force them to run around it. They would most likely get caught and having that wall would cause them to reconsider committing that crime. That was the thought process, plus the homeless walking in that area. Law enforcement has done an outstanding job of keeping solicitors and panhandlers off the street, but there are a lot of people who walk in that direction. People take the shopping carts and cut through that area. They want to redirect that traffic to keep it on the thoroughfares instead of cutting through neighborhoods. The people that cut through there seem to leave junk everywhere. **Mayor Burry** said a project like this would have good intentions for stopping the flow of unwanted traffic cutting through. However, he was worried about the optics and walling off a community from the retail stores. They could view this and say we are stopping the homeless traffic, but we are also preventing access from the community. He was worried that it might be a two-edged sword. **Commissioner Berry** said it would not cut off resources for walking to and from businesses. All it would do is force people to walk the trail. It would not stop them from going to businesses because they can still get to Palm Plaza from the trail. They would just take the trail from McCormack Street to 14th Street and make a left. The Dairy Queen and Popeye's are right there in the Palm Plaza. **Mayor Burry** stated he was worried about putting up a partial wall because he was not sure how it would look aesthetically. **Commissioner Berry** pointed out that aesthetically it would improve the community. However, most importantly, her constituents are asking for safety. That is first and foremost, but it would provide a sound barrier for the residents who are impacted by the level of sports and attractions that we hope to bring in. The goal was to be number one for sports entertainment in the area and sports run late. As far as she knows, there was not a cut-off time for sports. **Mayor Burry** remarked that we do not have sports after dusk. **RD Rima** from the audience said they would shut down the games at 10:00 pm and the lights would be shut off at 10:30 pm. **Commissioner Berry** said 10:00 p.m. is still nighttime for residents who are not at the game, and we should be considerate of them. Since we are trying to develop protection for security in the area, why not use a sound barrier wall? However, first and foremost is safety, the second thing is saving the community from blight, and the third is the sound barrier for the games. Plus, it will make the community look better, and they will not have foot traffic cutting through that area. The purpose of the wall along the trail is not to stop them because they can still get to Palm Plaza and anywhere else on US 27. It just forces them to walk the trail instead of cutting through. One of the properties on Chester Street right next to the reservoir is somebody's land that used to be nice green grass. Unfortunately, there are nothing but car trails now, because people drive and walk through that area, and the residents are very concerned. **Mayor Burry** said he understood. However, with respect to noise complaints, there is no barrier wall at Sleepy Hollow. He wanted to know if there have been complaints from the neighborhood out there? **Commissioner Berry** stated Susan Street does not have the same setup as Sleepy Hollow. There is a difference. Looking at the map, they have Birchwood and Hill Street. **Mayor Burry** said there are houses located right behind shrubs all along Sleepy Hallow. **Commissioner Berry** said from what she recalled at Sleepy Hollow she had not witnessed there being any homes, but speaking for herself, her residence was right there, and she could hear the noise coming from Susan Street and, for the level we anticipated coming, this project was not thought through enough. She wanted to know if anyone else considered having sound barriers for sports? **CM Minner** answered no. **Commissioner Connell** wanted to know how she considered paying for this. **Commissioner Berry** said it was just stated that it had to be paid by Carver Heights CRA because it was not located in US Highway 441/27 CRA District. She was not okaying one million dollars of Carver Heights CRA money, but that is an option. We need to work through this, and she hoped as they work through and discuss other options for Susan Street, they can work through options to pay for it through Carver Heights CRA funds. She wanted the commission to be aware of the issue. It is hard to describe, because they will not see the activities, but they will hear them. She recommended that each commissioner go and look at it. **Commissioner Connell** wondered if the Carver Heights CRA board would want to spend that kind of money on a wall. **Commissioner Berry** replied that she would not think so, but she knows the concerns and the effects it will have afterward. **Commissioner Connell** mentioned even if they were to entertain this, they still needed to speak to that board. He agreed with the mayor, because the esthetics may not look right in that area. **Mayor Burry** said he was worried because it seemed there would be an exclusion rather than protection, and who would be responsible for painting over graffiti? There are a lot of things to consider. **Commissioner Berry** stated that was why she was considering the soundproof barrier wall that is used near the Turnpike. However, she had no idea about the costs. **Commissioner Pederson** commented that he knows a few people who live near Sleepy Hollow, and he has never heard anyone complain about noise. The only complaint he ever heard about was the lights. **Commissioner Berry** agreed. We cannot control the lights because they need the lights to see. However, we can definitely control the sound. **Commissioner Pederson** said he agreed with Commissioner Connell and the mayor. He went out and drove through that area yesterday. He drove the entire site. He went through Susan Street, and back behind Publix. He assessed everything, and he could not get comfortable constructing a wall. He understood the concerns about security, and he was open to ideas. We also just talked about hiring more law enforcement officers. **Commissioner Berry** said she was open to ideas and the wall was a suggestion. **Commissioner Pederson** stated he was not in law enforcement, but he could not see how a wall would have any effect. He sat behind Big Lots for a while and he saw the trail. He saw people coming and going. They walked in and out and most of them had a bag with a soda in their hand. However, that was during the daytime. He thought the people walking would get annoyed by a wall because that would cut them off. Without going sideways, we believed we could find better ways to spend money. As far as safety, he was open to any and all ideas. **Commissioner Berry** said from the Big Lot side it is possible that he only saw a few people, but he needed to go around to the other side near the Carver Heights section, which is where they have the issues. People walk around Big Lots to get to Palm Plaza. There is steady pedestrian traffic that comes in and out of that shopping center. They come through to get to the other end. **Commissioner Pederson** stated the only other idea he had when he was out there yesterday, without cutting down any trees, was to clear up the underbrush that would help law enforcement. He meant to look and see who owned what back there, but he assumed the city already knew who owned what land. He asked if the heavy growth back there impacted law enforcement. **DCM Hicks** said no. The police chief is certified in crime prevention by an environmental design specialist. He was trained for that, and they have several other officers in the police department who are certified. So at any point, if there are questions or if they want him to do a presentation, he could talk about both residential and commercial. This presentation is also offered to homeowners. It shows how to target and harden their homes with the right shrubbery, fencing, lighting and cameras. He would be a good resource to reach out to, to get his opinion on that matter. **CM Minner** remarked this was a new concept brought to them, and it is something they needed to talk to the CRA board about. **Commissioner Berry** said she would like a meeting scheduled. **CM Minner** stated he would get the meeting scheduled for sometime in August.

<u>John L. Johnson Park Restroom</u>:

Continuing, **CM Minner** said on Tuesday he mentioned they need more money for the John L. Johnson Park restrooms. However, he stood corrected. Long story short, there was a communication issue between him and the public works director. They were trying to get this executed as quickly as possible using the construction manager at risk method. They were trying to potentially work with a local vendor with the direction of providing an attractive bathroom for the community. They want to provide an attractive facility that matches what was done at Palmora Park, Carver Heights, and Pine Street. The facility would be 1,200 square feet and the numbers went over his head because he had been buried in a bunch of different numbers. On Wednesday, the first thing he did was yell at the public works director and the deputy city manager. He wanted to know how the numbers got so far off track. He suggested that they not allocate any more money to this project and take advantage of the design-bid-build process, since the facility will match what was done at Ski Beach, Susan Street, and Berry Park. The building will include a men's restroom with a urinal, toilet and sink. It will have a women's restroom that includes two toilets and a sink. It will have a janitorial closet and a cabana with water fountains. The city logo will be on the front of the facility. It is a block building with brick on the bottom and tile on the inside. We built the facility for Berry Park in 2017 at a cost of $118,000 for a four hundred square foot building which breaks down to $300 per square foot. Then, the facility at Ski Beach was built in 2019 for $176,000, so the prices went up. When the roof caught fire at Ski Beach, we saw the costs go up again. It cost $120,000 to redo a section of the roof. So, long story short, we already have the specifications to build this facility. We just need to marry it with our retainer, city engineer Keith Riddle. The site plans will be put into a bid packet for the design-bid-build process. He has already instructed the procurement division to do that, and they will get the bids out as soon as possible. When the bids come back they should have a contract for under $300,000. They will see this project on their dais hopefully in the form of a contract that is either at/or below the budgeted amount of $300,000. Remember this project was budgeted as a capital project using DST money. **Commissioner Pederson** said when they redid the restroom at Ski Beach he thought there was talk about changing a few things on the inside to make it stronger to minimize future damage. It was more concrete versus wood because of the fire. **CM Minner** responded, if they changed anything it was to the specifications, but it was a standard building that was built. **Mayor Burry** added that they did that with a different construction method. **CM Minner** stated that we have a few different facilities and we want an attractive facility. We want to be equivalent no matter where we put it. Something that may interfere with that are connections to the sewer. We have outhouses at Singletary and Herlong Park, but that is due to soil and having no good sewer connections. Believe it or not, Herlong Park has an outhouse, and it is located right next to the sewer plant. There is no way to connect the wastewater across the tongue of Lake Harris and Singletary has the same issue. We also have a small one-bathroom facility at Corrine Williams Park. Right now it looks horrible, but we are in the process of making that one more attractive. That park does not generate the amount of traffic that we see at the John L. Johnson Park, Ski Beach, or Berry Park. The John L. Johnson Park has traffic with a lot of folks playing ball and using outdoor equipment, and it is located on a major corridor, so that park needs a four hundred square foot facility. They will get the bids out, and hopefully it comes back under budget. In 2019, the biggest complaint they received about the restroom at Singletary Park was where we put the facility. The primary reason for putting it further south away from the boat launches and park was because the closer they got to the launch the muckier the soil got. It would have cost around $50,000 to solidify the soil. They originally thought about putting it by the boat ramp, and now wish they had. They should have spent the extra money on solidifying the soil. However, as back then, he cannot believe how much it costs to install restrooms. Back then, he struggled with spending $125,000, and it was recommended to spend the extra $50,000 to solidify the soil. He does not think there will be soil issues at John L. Johnson Park.

<u>Gas/Clerk/Electric Facility off Griffin Road</u>:
The next CIP item is the gas department and the relocation of the department. The gas director has been after him about getting the facilities changed out because they have outgrown their current facility, and it has become dilapidated. The facility on Sixth Street houses the gas department and the city's official records. He would like to move the gas department to the old Knights of Columbus building where they housed the Teen Center intermittently while they built the Boys and Girls Club. Since that was completed and the Teen Center was moved, that building sits empty. The gas director put together a rough sketch of how he would change that building. He drew up how he would like the inside to be laid out, and we also need a larger storage

facility. They were waiting for an offer to buy the current gas facility, but that offer never came. Now that budget time is here, he encouraged the commission to move forward with this project. We need a storage facility and a place for the electric and gas department. He believed that one million dollars would get this done, because there are a couple of different storage facilities we can do with different Morton buildings and rehabbing. He recommended using American Recovery Act money so it does not impact the general fund, and it will help keep rates down. **Mayor Burry** added that it would also consolidate two utilities, and open up space downtown. **Commissioner Connell** stated he spoke with the city manager on Tuesday about pulling the ARP money from the marina, because they could put it towards this project so it does not come out of the gas department. He believed the proposal for the downtown parking concept was about 1.3 million dollars, and they were going to use DST money for that. However, he cannot see using sales tax money towards rehabbing the gas department. He would prefer to take the ARP money and use it. They can then take the discretionary sales tax money for the downtown concept and move that to the marina to build the 46 boat slips. **CM Minner** said, without raising eyebrows, he had a hybrid presentation for this. **Commissioner Connell** said they also just talked about putting seven million dollars towards Susan Street. **CM Minner** confirmed that they decided to stop at 7.25 million dollars for Susan Street. **Commissioner Connell** wanted to know if the 7.5 million dollars included the 1.8 million dollars from DST. **CM Minner** said, because we were throwing the unspent DST to get up to 10.5 million dollars, we have to remember, after we pay all the bills from DST, we hang out around 1.3 to 1.5 million dollars to do a project every year. That was where they came up with the 1.3 million dollars to do the downtown. He would take that DST money and put it towards the marina. Then he would take the American Recovery Act money and put it towards rehabbing the building for the gas department. We should have enough to do parking and slips. **Commissioner Connell** wanted to know if that would put them almost 2 million dollars short on Susan Street because we just talked about putting 7 million dollars towards Susan Street. **CM Minner** said no because it was decided to stop at seven and a quarter. **Commissioner Connell** asked if the seven and a quarter included the 1.8 from the DST. **Mayor Burry** said no, they were going to take that money out of the Carver Heights CRA. **CM Minner** said it would limit them a little because if bids came back crazy, where would they go? They will either say that is it and stick to the 7.25 million dollars, or they will have to figure out where to get other money. Under this concept, they will have about $800,000 of unallocated DST money because they should only need about 1 million dollars for the slips. That would throw about $800,000 back into the DST hopper. Then they will have a little bit of cash depending on where they go with the FSL grants. They would have somewhere between 1 and 2 million dollars of unspent U.S. Highway 441/27 CRA dollars. In the fall, if they need to fatten up the Susan Street project, there may be a few extra dollars, or they may decide to start cutting out fields. **Commissioner Pederson** wanted to know if the gas department had the money to pay the million dollars? **CM Minner** said the gas department does have one million dollars. **Commissioner Pederson** said it threw him off guard that we would use non-gas money to pay for gas. **CM Minner** recommended hoarding the gas money because that fund needs to build back up. As the money comes back up, they will be able to transfer money for capital improvement projects. **Commissioner Pederson** said he remembers them being a little stressed lately about money. **CM Minner** recommended not using the gas fund until it has been built back up. **Commissioner Pederson** wondered if the gas fund could afford this. **CM Minner** said the gas fund is coming back, and the concept was to let the gas reserves build so when a special project comes up they will have that fund to use. In the future, gas will be the enterprise fund used. It will no longer be electric, water, or sewer, but they will have money in an enterprise fund to fund projects. **Commissioner Pederson** wanted to confirm that he did not want to use one million dollars from the gas fund. **CM Minner** said that was correct. He does not recommend that. However, if they want to build the facility using the gas fund, they could since it has the money available. However, he would rather use ARP money for this project because it is a joint project. It is a general fund, gas fund, and electric fund project. He did not want the gas director saying he was paying for everybody's stuff. It would be like Uncle Joe writing the big fat check for everyone to share because it is a jointly-funded project. **Mayor Burry** pointed out that the ARP money does have a time limitation. **CM Minner** agreed, but he did not think the federal government would try to chase down 4 trillion dollars, because believe it or not, it is hard to spend it that fast. If we were ever audited, he believes they would say once it is allocated it is considered spent. **Commissioner Reisman** asked if he could go over the plan for how we would do the gas building and boat slips. **CM Minner** explained that with the 1.8 million dollars of unspent DST money, they would take 1 million dollars to build the boat slips. They will then take $850,000 that we had for the marina slips and marry it with some gas money, but it all depends on where it goes. They will take $850,000 that was for the slips and shift it over to do the gas relocation and keep 1.3 million dollars of FY 25 DST money in the downtown. **Commissioner Connell** said he was fine with shifting the money around to make it work. **Commissioner Pederson** stated he wanted the marina finished. We need to finish what we started. **Mayor Burry** clarified that reallocating the money will get both things finished, and we still have one million dollars in the building, which we are not even talking about, we are just talking about a flip-flop of money. **Commissioner Berry** wanted to know where the 1.3 million dollars was going. **Commissioner Reisman** replied the 1.3 million dollars is for the downtown parking plan, and that is in the capital project. **CM Minner** added the 1.3 million dollars is FY 25 anticipated DST revenues and that will go towards downtown parking. The downtown parking project is defined as; needing professional services to design a concept for parking, and knocking down the old partnership building. We will need to examine the conforming and non-conforming existing parking spaces along Main Street and all the numbered streets, and we need better wayfinding signage throughout downtown. We need consistent, cohesive signage that is attractive and nice. We have some current attractive signage that says City Hall and public parking, but we also have some cheesy green signs that say public parking and in some areas there is no signage. Those are all the things that we are trying to knock out with 1.3 million dollars. **Commissioner Berry** wanted to know where that leaves the Downtown CRA money? **CM Minner** said they are sitting on $343,000 left because there was $43,000 unallocated. There was $343,000 left, but since they cut the John L. Johnson Park from this fund, they should have about $500,000 left in the Downtown CRA budget. **Commissioner Reisman** stated he would like to see some FSL grants. **CM Minner** wanted to verify that he wanted to see home grants. They have about half a million dollars to split. However, to confuse things more, they still have historic building redevelopment grants, home grants, and facade, sign and landscape grants. **Commissioner Berry** wondered where the other historic building was located. **CM Minner** said in general, when they drew the box there were eight multistory multi-use grants, and they spent three of the million. The question is whether they want to continue funding that or not. **Commissioner Pederson** questioned the home grants being funded by the Carver height CRA. **Commissioner Berry** said she was referring to the Greater Leesburg CRA, and she was open to splitting. **Commissioner Reisman** asked if they were still sitting on $250,000 for the historic building grants because they could pull that money to make it even larger. **CM Minner** pointed out that he said it wrong. It would be a split between sewer and electric. They had $250,000 left, but they talked about not doing that at all, so he would say they needed to put that back. So they have $250,000 left that is unallocated. If they want to split it in thirds between electric, water, and Greater Leesburg, or they could Kings X programs. **Commissioner Reisman** questioned if there had been any inquiries. **CM Minne**r said yes, he spoke with the representative from Ceatec Surgical, because they would like to do the building behind them now. However, he put that on hold because they have already received a grant. He thinks he will still move forward with his project. **Commissioner Reisman** thought he was just doing residential in that building. **CM Minner** stated he was putting in a commercial element as well. **Commissioner Reisman** said if they kept the $250,000 there, that would still leave them with a little over half a million dollars. **CM Minner** agreed, that would leave half a million dollars to play with for next year in Downtown CRA. They may want to bring in the other CRA commissioners to talk about this. **Mayor Burry** said if they do one, they may as well do them both. **CM Minner** recommended not doing it on Monday because they may need an hour for the Downtown CRA and another hour for Carver Heights. They could do it on a Tuesday or Thursday night. **Commissioner Connell** stated he preferred Tuesdays. **CM Minner** stated they would schedule a CRA budget meeting for sometime in August on a Tuesday. **Commissioner Pederson** asked for more clarification about what was happening with the Downtown CRA. He was referring to the sign, facade and landscape grant versus the home improvement grant. **CM Minner** said with the Susan Street project they are leaning towards a plan that puts 2 million dollars of U.S. Highway 441/27 CRA and half a million dollars of recreation impact fees to total 2.5 million dollars for additional funding, which gives about 7.25 million dollars, and they will go with the design-bid-build, process. With regard to U.S. Highway 441/27 CRA, he will schedule a meeting to discuss where they want to go with their money. That meeting will be scheduled prior to a regular city commission meeting. **Commissioner Reisman** asked if they started whittling down that project, would it affect the TDC grant? **CM Minner** answered no. **Commissioner Reisman** pointed out that they made a promise to the TDC to fulfill that contract. **CM Minner** replied that he wanted to change his answer because he did not think it would materially change. The two major points about the partnership with the county that we should be concerned about are; they want us to put some skin in the game, which this does, and secondly, if we whittle this project down to fit a 7.25 million dollar project, could that affect us with the county? And that answer is maybe. The county does not care what we build because they are giving us 2 million dollars to use for sports marketing, and we are using that money for rectangle sports at Susan Street and diamond sports at Sleepy Hollow. They are putting up TDC money because we are sports marketing Leesburg, which in turn helps Lake County. The hiccup to that giddy up, is the new provision in the contract. There is a claw back provision that says, if we do something that brings down the project to keep it on budget, which prevents us from bringing people into Leesburg, where we do not meet the futuristic definition of the parameters of the claw back, that can potentially affect us paying back money to the county. It is a little foggy because we do not have the definition of what the matrix is in the claw back provision because the county attorney's office did not want to define that in the contract, and that contract was approved on Monday. The county will approve that contract at their second meeting in August. We will then be tasked with defining what the measuring matrix will be for performance. He recommended to the TDC Committee that the claw back not be based on hotel stays, it should be based on events held. He asked that they not hold us to hotel stays because Lake County lacks hotel rooms, and they are always filled. If they did it based on that matrix, it sets us up for failure. That was why he recommended doing it based on the number of events held. If we were to hold so many events at this facility, it would attract people and bring in sports marketing. That is the type of claw back we are hoping for. However, we are not there yet. Speaking on behalf of the recreation director, he is of the opinion that we could potentially reduce field sizes. So, instead of installing rugby-sized fields, we could put football or soccer-sized fields. It would still be a good facility to draw people in, and it would hit that matrix. He knows there are risks, but he would not advise worrying about it right now. It has been put on the table because in three years he may have to come back and say they have to pay the county back. **Commissioner Reisman** remarked that it was sold to the TDC a certain way and if the county goes off the recommendation of the TDC board, that changes, and that was his concern. They need to convince the TDC board to redefine the measuring matrix for events held. **Commissioner Berry** wanted to know if attendance mattered or would it just be events held. **CM Minner** replied it would be the events held.

To recap, he continued to say that Susan Street has 2 million dollars from U.S. Highway 441/27 CRA and half a million dollars from recreation impact fees, which gives us 7.25 million dollars. With the wall concept, he would set up a meeting with the Carver Heights CRA. That fund has about one million dollars and there are two big items to discuss. One is the expansion of the home improvement grants and the other is the consideration of a wall. He will schedule that meeting sometime next month. With the John L. Johnson Park that is going out to bid, and that will be taken care of. With the gas department relocation project, they will shift $850,000 of ARP money and use 1 million dollars of DST money, which puts about $800,000 of unspent DST money back in the hopper. He would also schedule a Downtown CRA meeting for the same night they hold the Carver Heights CRA meeting. At that meeting they will discuss how to use the half a million dollars that is left to spend in that fund. The Downtown CRA appears to be leaning towards allocating 1.3 million dollars of DST money to the downtown parking project. **Commissioner Pederson** questioned the facade, sign and landscape grants versus the home grants. **CM Minner** stated it was in the Downtown CRA development. There was about half a million dollars of Downtown CRA funds that Commissioner Berry wanted to put towards implementing a home improvement program and Commissioner Reisman wanted to spend some of that money on facade, sign and landscape grants. **Commissioner Pederson** said that was brought up on Tuesday because the Downtown CRA already gives half the money to the CDC, and that money is being used for homes. We already split that money and give them half, so why would we take another half and put it towards more homes? **Commissioner Reisman** wanted to know if that money was used for homes that the CDC owns. **Commissioner Pederson** pointed out that it was used for the benefit of that community. They were already getting half, so he was confused by the other half. There was a division of money required by the lawsuit, so he wanted to know if he was missing something. **CM Minner** stated this was a conversation they needed to have with the entire Downtown CRA board because there are conflicts. Commissioner Pederson is of the position that he does not want to put any more money into the home program because the city already has a big contribution of $499,000, which is required by the lawsuit. Remember, the decree says we have to give half of the increment to the CDC, so Commissioner Pederson says, Kings X, no more money towards housing. He would rather spend the residuals in the

Downtown and Commissioner Berry wants to put that money towards housing grants. **Commissioner Berry** said she wanted the money to go towards the home improvement program because when the original program was voted on it was only focused on the Carver Heights Montclair area. She wanted this project for district one, which included the Woodland Park community. She wanted funds for forty-eight homes. She wanted to see how the project would work and if it was a success. She did not want to bore them, but she wanted to continue down this trail because in the CRA meeting she was told that she could not just concentrate on one area of the CRA and that it had to be divided across district one. However, for whatever reason, applications were given out in both CRAs. The information was presented and given out to residents on the east side of Leesburg in the Downtown CRA, which is on the east side of Pine Street. The residents submitted applications because they were under the impression that they would be considered in the first round of home improvement projects, so they were told they would be included in the next roll-out of grants. They are sitting on about ten applications that were previously submitted to the housing department, and they are now waiting to receive funds from this round. She feels they are owed the obligation due to the way it was presented, and they were told they would be included in the next round of money. This area is not located in the Carver Heights Montclair Area CRA. They are located in the Downtown CRA. They are now in a situation where people are looking to have their homes improved because they were told if they completed the application they would be considered, and now we have nothing to offer them. She does not know what else to say, other than there is no money. With it being ten houses, the costs could be less, but that would be a conversation that includes the city manager and the housing director. She would like to close out these applications, and next year during budget time, she would ask to continue the same process because there are other homes from the Newhill Road area to Childs Street that still need attention. It is only fair that they be offered that money. It was her understanding the payment that comes through every year to the CDC was due to the lawsuit. However, she did not know what the plans were for the CDC, but she hoped it would be used for improving district one. She asked the city manager if he had a breakdown of projects and if he knew what they were planning. **CM Minner** answered no. **Commissioner Pederson** mentioned that he was unaware of everything they were doing. However, he knows they build homes, rehab homes, and they purchased property on Pine Street. If we are going to offer home improvement grants for the Downtown CRA, it needs to be open to everyone in the Downtown CRA because there are a lot of homes throughout that area that need work. **Commissioner Berry** said she could only speak about the applications that were already given out and received at the housing department. She also agreed that this program should be offered across the Downtown CRA. If she had it her way she would ask for money to come from everywhere. If she could share money from the Carver Heights CRA she would, but they cannot do that. She did not want to just consider that block, but that was what happened. **Commissioner Pederson** pointed out that they needed to find out what the CDC was doing because he thought they were already doing something like that. **Commissioner Berry** said she only knows there were home improvement grant applications accepted and put on hold because they were not located in the Montclair Carver Heights Area. They were put in a different file for the next go round. **Mayor Burry** indicated that this program was funded through the Carver Heights CRA. **CM Minner** stated they created the home grant program, and they increased the amount each homeowner could receive, but it was only funded using Carver Heights CRA money. That meant they could only apply the program to the Carver Heights Area. They could choose to apply the same program to U.S. Highway 441/27 CRA, the Downtown CRA and the general fund, which would cover everything else not located in a CRA. **Commissioner Berry** wanted to know how they should handle it at this point, since there are people waiting on a list to have their homes improved and there are no funds available. **Commissioner Reisman** said he would be fine with coming up with a resolution, but wanted to know if they should discuss that at this point. **Commissioner Berry** said no, because she would like to discuss this with the CRAs. She just wanted to point out where they were, so when they discussed this, they knew it was based on what happened last year. **Commissioner Reisman** added that the fliers were passed out, and the expectation was set. **Commissioner Pederson** pointed out that they still need to ask the CDC about how they are spending their money. Tax returns are public records, but he believes there is transparency. He wanted to know what they were doing and what their plans were. **CM Minner** said he would have the CDC provide a presentation. **Commissioner Reisman** asked if that presentation would be made prior to the meeting or would they make a presentation at that meeting. **CM Minner** said he would ask. **Commissioner Pederson** clarified that he would like to know how that money was being spent. **Commissioner Berry** said as a commissioner she was willing to request that information, and she does not have a problem with asking. **CM Minner** said he would reach out to the CDC for that information since Commissioner Reisman would like to have that information prior to the CRA Workshop. **Mayor Burry** agreed it would be useful to know how they are spending their money prior to the meeting.

Water:

Moving on, **CM Minner** asked to cover the water, sewer, and airport funds. The water and sewer funds would be easy and there was some good news there. The water fund is in pretty good shape and there was nothing major to report on. They are sitting on about 14 million dollars, which is several million dollars above the reserve requirement and most of their expenses are the same. They are banking about $800,000. If everything goes as planned, that 14.4 million dollars will go up another $800,000, so they would have a little over 15 million dollars by the end of the year. The current projects being worked on have been internally shuffled around. It is all approved money, but it comes to them in the form of contracts and some of it has been spent and some of it has not. They are working within the budget parameters and the commission will approve all projects through the form of contracts. The biggest issue deals with the Turnpike Widening Relocation project because the state is in the process of widening the Turnpike at US 27. Referring to a map, he showed where Royal Highlands, Orlando Regional Center, BarKey and Lyden Nichols were located. If they were heading north or south on the Turnpike, that is where the state is widening the highway. They are adding a lane on both the north and south sides of the Turnpike. However, our water and sewer lines are in the way, so we have to move our lines so they can complete the Turnpike widening project. We estimate the water expenses to be about 2.1 million dollars. There were some savings from other projects so they adjusted the money around. We now have 2.1 million dollars stashed to move the lines, and we have no choice in the matter because it has to be done. The lines have to be relocated by the end of FY 25. **PWD Kelsey** said the state contractors have not started this project because our utilities have to be moved first. They cannot let their contractors begin until we are finished. **CM Minner** asked about the target date to have this completed. **PWD Kelsey** said it would be in the 2025 to 2026 time frame. **Mayor Burry** stated it would come up pretty quickly. **PWD Kelsey** said the project was programmed for this fiscal year and the state's fiscal year starts in July, so they need to execute a contract before the end of this fiscal year. **CM Minner** asked for more clarification on the date. **PWD Kelsey** said the drop-dead date was July 2025. **CM Minner** emphasized that the city has to have the water moved by July 2025.

The next project covers the Highway 27 Main Upgrade, and the upgrade covers the water main from Middlesex to CR 48. It will help widen the straw and get water down to South Leesburg. That should be going out to bid in the next month or so. With the Highland Lakes Storage Tank project, they had to do some shifting around. They budgeted three million dollars for that project, but it came back under budget, so they shifted that money. That contract has already been approved, and they are moving forward. Next is the Water Fluoride Project, and that project has already been approved, and they are moving forward on that. Now, with the Main Water Treatment Plant, that main generator blew up and no longer works. They will see part of this included in the fleet fund. They had to make an emergency purchase for a new one and that is in procurement, and they will be getting bids to purchase the generator quickly. When the purchase comes forward, they will come back to the commission post facto to approve the purchase under the emergency spending clause. They do not want to waste any time since that generator needs to be up and running. That covers the projects being worked on under the water fund. For the future, they will not add a lot of big projects, because they have a pretty big task list now. Hence, one of the reasons why they were throwing some money back into the hopper to repair stuff. There will be CIP increases in the rates as they have been doing every year. **Commissioner Pederson** inquired if it was water, where over the last couple of years they talked about rates being under the rest of the market. **CM Minner** answered yes. **Commissioner Pederson** asked if now was the time they should be talking about that. **CM Minner** said they would probably end up hitting people with electric, so, right now was not the right time to cover water. They could kick that can down the road.

Wastewater:

When it comes to sewer, they may not be able to kick the can. However, there was some good news potentially in sewer. Referring to a chart, he explained that looking at the cash reserves, they may think there was a ton of money. However, there is not a lot of money. The yellow area in the chart shows bond money and once the plant is completed in the middle of next summer, that yellow area will be gone. They needed to focus on the green area of the chart, which is cash. He noted that they are ticking down on stuff that needs to be fixed. However, months ago, Dewberry came to us saying there was a state revolving program. He believed it was American Recovery Act money that was shifted out. They called it different stuff, and the SAHFI grant was for hurricanes. Anyway, about two years ago, Dewberry came to us and said there was money floating around, and we needed to go grab it. We completed the application, and turned it in. On June 26th, we were notified by Dewberry. They said if we did that paperwork we should get the money, and it would supplement appropriations for hurricanes. Long story short, we are on the cusp and we are not counting it. It is still a bird in the bush for about 20 million dollars. It was shaped in the form of a state revolving fund, so even though they are calling it a state revolving fund, we would not have to pay it back, it would be forgiven. He is in the middle of working with the public works director and the finance director to get the paperwork in, which is due by July 12th. We should know something in about ninety (90) days about whether we will get the money. If we get that money, we will bank it. If we bank it, the projection will not drop as badly, and it will help us re-evaluate rates, because the finance director is already yelling because we need to raise rates. However, he wants to kick the can because we need to see what happens with that 20 million dollars. If we get that 20 million dollars, we may want to refinance the sewer debt, but right now we will not do that because we are getting the debt covered. It would give us some good money to start looking at some other improvement projects. That was the big news in sewer, and everything else was pretty much the same.

The current projects are the Force Main from South US 27 (Royal Highlands). They are currently digging it up and relocating it. The Turnpike Widening Program is the same thing on the sewer side, and it will cost about 1.5 million dollars. The Lift Station 72 project is underway, and we are about three months away from wrapping that up. He showed a design for the South Corridor Force Main Bypass and the public works director is working with Jones Edmonds on that. They also have the Main Wastewater Treatment Plant generator project. The Turnpike expansion and the Wastewater Treatment Plant should be wrapped up by the summer of 2025. We are net neutral on that, so our reserves should stay stabilized with all things considered, and we will be doing the CIP increase on the rates.

Airport:
The airport is financially solvent. In fact, they have a lot of money and when we close the deal on the property, that will go up another 2.25 million dollars, so they will be sitting on 7 million dollars. Referring to the current capital projects for the airport, there are a ton of things going on, and they have been working extremely closely with the airport advisory board. They have about 9 million dollars worth of projects. There is over 7 million dollars coming from the state and .5 million dollars is coming from our pockets. We are working on phase one of the taxiway, which is the site work for the hangars. The bids had just come in so he did not know the numbers, but he believed it was good and Bulldog got it. Once the site work is done, we will begin building the first hangar. The fuel farm covers the design and construction and if they put the numbers together, it is a significant project for the airport board, and we have the money for it. The taxiway construction covers taxiways Delta and Alpha. With Veterans Road, they are still working on it. As they may recall, the agreement we had had blown up, but it was an important project because that is another area where we can add four commercial hangars, plus the airport board still wants to move forward with that. They also have the environmental assessment stuff. Those are the current projects, and they will not hit the cash graph too badly. We think we should be able to get all that done, and they will shift to building more hangars. At this point, the airport manager has her plate full, and everything else at the airport is pretty copacetic. **Commissioner Pederson** asked about the airport cash reserves chart. He thought the first one was the development by Cracker Barrel. **CM Minner** said it was Veterans Road. **Commissioner Pederson** continued by saying with taxiway phase one, he thought it was typically funded by FAA grants. **CM Minner** said yes, and that was buried into it. The airport has all the projects that received grant money, and we only have one and a half million dollars of it spent. We are getting 2.7 so we are up to two and down one, so we are sitting at six and all the projects are funded. So, we are still sitting on 6 million dollars to start building some other hangars and the fuel farm, if it needs a little more. The airport is sitting pretty well, and they are accomplishing what the airport board wants. **Commissioner Pederson** stated what they were doing at the airport was great. When Commissioner Reisman was on the airport board, he got him involved, and the airport

manager did a wonderful job. He could not have been more excited about what was happening at the airport.

Solid Waste:
Continuing, **CM Minner** said solid waste has kind of taken a little bit of a hit. There has been a slow drain of cash so they are a little bit below their reserve requirement and this is the first year that he will recommend doing the consumer price index (CPI) adjustment to the rate. The CPI adjustment would be about 3% at the rate of seventeen and some change, and they will still have a competitive solid waste rate. Having said that, everything in solid waste looks about the same. Civic funding needs to be revisited because they could probably scratch the Melon Patch Theater and, with the partnership with The Chamber, they now receive their money from Bikefest, so that one is out. Civic funding is down to just funding the Center for the Arts, the CDC, and the cemetery. **Commissioner Berry** questioned what two cemeteries those were. Were they Lone Oak and Ferguson? **Mayor Burry** said it was Lone Oak and Shady Oak Cemeteries. **CM Minner** commented that he has received complaints about Shady Oak Cemetery from time to time, and they have to get stuff fixed. Also, there was an expense for a grave marker that cracked. **Mayor Burry** asked if the CDC grant basically covered the cost of the Gala. **Commissioner Reisman** wanted to know if that was the festival. **CM Minner** said yes.

Stormwater:
Continuing, **CM Minner** said stormwater was trudging along and there were no significant changes to the fees. They are currently sitting on about 4 million dollars. There are a few improvement projects, one being the Lake Robinhood pond, which is located behind the South Plaza where Save A-Lot is located near the Stock Subdivision. The South Street improvement project will tackle flooding in that area. That project is located east of Circle K and south of Dixie. **Commissioner Reisman** asked about the Stock subdivision project and if he could get with him on it, so he could let the residents know the status. **CM Minner** said yes. That project will be in the next fiscal year and once it is approved they will start moving into design and that kind of stuff. **Commissioner Reisman** commented that he likes the Fountain Program because it is aesthetically pleasing for the city. **Mayor Burry** agreed. It looks good.

CM Minner stated this would be a good point to stop. There will be one more budget session scheduled to cover the rest of the funds. They will schedule a meeting for the Carver Heights Montclair Area CRA and the Downtown CRA. They will also schedule a U.S. Highway 441/27 CRA meeting to be held right before a regular commission meeting. **Mayor Burry** asked if he was shooting for next Tuesday to finish this. **CM Minner** explained that city staff would reach out to get the meetings scheduled. **Mayor Burry** said that would be good. **CM Minner** wanted to inform the commission that he would be taking off the first week of August. **Mayor Burry** mentioned that with the information being fresh in their minds, it would be good to get it done soon. **Commissioner Pederson** asked if it was too much to cover the two CRAs and wrap up the budget in one night. **CM Minner** said for the Carver Heights and Downtown CRA they would need an hour each. **Mayor Burry** said if they could do it next Tuesday that would be great because he would like to get this finished. **Commissioner Reisman** stated Monday or Tuesday works for him. **CM Minner** asked if they wanted to schedule the meeting for Monday because it was already blocked out, and they canceled the other meeting. **Mayor Burry** said either day, Monday or Tuesday of next week worked. **CM Minner** stated they would schedule the budget workshop for Monday, July 15th. **CM Minner** added before concluding the meeting he wanted to thank the budget director and department head team for another good budget year. They all did an amazing job, which makes him look good. **Mayor Burry** mentioned that he told the budget director the other night that he wanted it made public because this was the first budget where he saw big ticket items starred and detailed, which made it easier to go through. It also helped, so they did not have to spend time asking a bunch of questions.

3. 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 Berry, the meeting adjourned at 7:24 p.m.