

**AGENDA
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
TUESDAY, NOVEMBER 12, 2024 5:30 PM**

1. CALL TO ORDER

INVOCATION

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

2. PROCLAMATIONS:

A. None

3. PRESENTATIONS:

A. West Leesburg CDC Update

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.

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held October 28, 2024

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Commission to approve a cost adjustment to the

existing Emergency Debris Collection and Management Services contract with TFR Enterprises, Inc; and providing an effective date.

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Task Order with GAI Consultants, Inc. for Professional Services in the amount of \$148,023.00 for base services and \$74,644 for optional bid items; and providing an effective date.**
3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Services Agreement with Bulldog Site Work, LLC, for the construction and upgrade of Lift Station 48 and relocate and up-size the force main to increase capacity demand to the sewer system; and providing an effective date.**
4. **Purchase request for Trane Technologies to replace two Performance Climate Changer Air Handling units and two Intellicore 20120T Air Cooled Condensing units in the amount of \$216,276.00 and turnkey installation of HVAC equipment including control connections and safety devices in the amount of \$226,277.00 for a total amount of \$442,553.00.**
5. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Construction Services Agreement with DB Civil Construction, LLC, to demolish and replace the existing parking lot at the Mispah-Simmons Apartment Complex; and providing an effective date.**
6. **Purchase request for the purchase of one (1) John Deere Compact Track Loader from Everglades Equipment Group for the City of Leesburg Public Works Department in the total amount of \$65,000.00. Everglades Equipment Group is the contract holder for the central Florida region under the Florida Sheriff Association contract # FSA23-EQU21.0, Heavy Equipment.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Homes in Partnership, Inc., regarding natural gas service to the development known as Christian Preserve; and providing an effective date.**
2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Meritage Homes of Florida, Inc.,**

regarding natural gas service to the development known as Manor Oaks; and providing an effective date.

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Gas Service Agreement between the City of Leesburg and Bellaviva at Whispering Hills, LLC, regarding natural gas service to the development known as Whispering Hills-Master Infrastructure; and providing an effective date.
4. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Partial Release of the Sprayfield Easement granted to the City by Rapid Infiltration Basin Infrastructure & Transmission, LLC, in exchange for a modification of the Sprayfield Easement Area; accepting a modification to the Sprayfield Easement Area; and providing an effective date.
5. Resolution of the City Commission of the City of Leesburg, Florida, amending the Fiscal Year 2023-24 Budget for the General, Electric, Gas, Airport, Health Insurance and Police Impact Fee Funds for the Fourth Quarter; and providing an effective date.
6. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Interlocal Agreement between the City of Leesburg, and Sumter Landing Community Development District; and providing an effective date.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 10.02 +/- acres; and being generally located west of U.S. Highway 27 and north of El Presidente Boulevard lying in Section 25, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Blue Ridge Storage ANNX)
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 10.02 +/- acres from Lake

County Urban Low Density to Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of El Presidente Boulevard lying in Section 25, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Blue Ridge Storage SSCP)

- 3. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 10.02 +/- acres from Lake County PUD (Planned Unit Development) to Leesburg PUD (Planned Unit Development) to allow a self-service storage facility, for a property generally located west of U.S. Highway 27 and north of El Presidente Boulevard lying in Section 25, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Blue Ridge Storage PUD)**
- 4. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 208.5 +/- acres; and being generally located east of County Road 33 and south of Lake Brite Street, and west of County Road 33 and south of Desert Lane, lying in Section 3, Township 21 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Lake Bright/Brighurst ANNX)**
- 5. An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 208.5 +/- acres from Lake County Rural to City of Leesburg Estate Residential, for a property generally located east of County Road 33 and south of Lake Brite Street, and west of County Road 33 and south of Desert Lane, lying in Section 3, Township 21 South, Range 24 East, Lake County, Florida; and providing an effective date. (Lake Bright/Brighurst LSCP)**
- 6. An Ordinance of the City of Leesburg, Florida, changing the zoning of approximately 208.5 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development), for a property generally located east of County Road 33 and south of Lake Brite Street, and west of County Road 33 and south of Desert Lane as legally described in Section 3, Township 21 south, Range 24 east, Lake County, Florida; and providing an effective date. (Lake Bright/Brighurst PUD)**
- 7. An Ordinance of the City of Leesburg, Florida, establishing the Orange Bend Community Development District pursuant to Chapter 190, Florida Statutes; providing for authority and power of the district; providing for the Board of Supervisors of the District; providing for the District budget;**

providing for functions of the district; providing for miscellaneous provisions; and providing an effective date. (Orange Bend CDD)

B. FIRST READING OF ORDINANCES

- 1. 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 31 +/- acres from City of Leesburg Industrial to City of Leesburg General Commercial, for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (SSCP Blount Birchmier)**
- 2. An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 31 +/- acres from City of Leesburg CIP (Commercial/Industrial Planned) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development for a property generally located south of County Road 48, west of U.S. Highway 27, and east of Haywood Worm Farm Road, lying in Section 14, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (PUD Blount Birchmier)**

C. NON-ROUTINE ITEMS

- 1. Resolutions of Appreciation**
 - a. Resolution of Appreciation from the City Commission of the City of Leesburg, Florida, to the City of Troy, Alabama, for assistance provided during recovery from Hurricane Milton; and providing an effective date.**
 - b. Resolution of Appreciation from the City Commission of the City of Leesburg, Florida to the Scottsboro Electric Power Board, Scottsboro, Alabama, for assistance provided during recovery from Hurricane Milton; and providing an effective date.**
 - c. Resolution of Appreciation from the City Commission of the City of Leesburg, Florida, to Keys Energy Services, Key West, Florida, for assistance provided during recovery from Hurricane Milton; and providing an effective 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:

9. CITY MANAGER ITEMS:

A. City Surplus Lots Update

B. Florida DEP State Revolving Fund Update (\$19.8 million grant)

10. ROLL CALL:

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.