

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JANUARY 13, 2025 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, January 13, 2025, at Leesburg City Hall. Mayor Reisman called the meeting to order at 5:30 p.m. with the following members present:

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

Also present, were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Grant Watson, Deputy City Clerk (DCC) Anna Rottermond, the news media, and others.

INVOCATION

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

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

2. PROCLAMATIONS:

A. Martin Luther King, Jr. Day

Mayor Reisman read a proclamation proclaiming January 20, 2025, to be observed as Dr. Martin Luther King, Jr. Day in the City of Leesburg. He encouraged all citizens to pay tribute to his life and works by participating in community service activities and celebratory events honoring Dr. King's dream.

3. PRESENTATIONS:

A. See Click Fix by Sonja Shaffer, Helpdesk Manager

Helpdesk Manager (HM), Sonja Shaffer wanted to provide a brief update before getting into the presentation. When she was before the commission last, she reported on the current citizen notification

application, and that is how we got to SeeClickFix. At that time we had about ninety people who had opted in to receive alerts and upon direction of the commission they initiated a marketing campaign that included window flyers, a social media campaign, Lakefront TV spotlights, banner notices and an insert in the utility bills. In short, they advertised the service using all the resources available to them. Since then we experienced Hurricane Milton and we saw an increase in opt-ins from ninety to one thousand six hundred and forty three. Keep in mind, the city has a population of about thirty three thousand, so even with all the marketing they did that is still only about a five percent buy in-rate for opting into a service to receive notifications. Now, because these types of services require initiation from the user side it is a hard sell with app-fatigue being prevalent these days. They also opted to partner with FEMA to utilize their I-pause systems, which is an integrated public awareness system. This is the same system that issues severe weather alerts and amber alerts among other emergency notifications to cellular, television and radio media outlets. The system works with our current TextMyGov platform and it does not incur any additional fees to utilize. Most importantly it does not require any action by the end user in order to receive emergency alerts. The alerts are geotargeted and sent to anyone in the affected area. Since that meeting they have entered into a memorandum of agreement with FEMA and the Deputy City Manager Hicks and her are current authorized users of that system. However, there are plans to add specific department staff within relevant areas over the next couple of months. She asked if there were any questions. There were none.

Continuing, the main purpose of SeeClickFix is to provide citizens with an avenue to report public works and code enforcement type issues and they would receive status updates on the requests in real time. The issues are generally actionable items for staff to handle on a daily basis. Requestors can place tickets for staff via the portal on the website or within an application on their phone. Referring to a slide, she said if someone has the mobile application installed on their phone it would geolocate where they are automatically so the location information would be tagged automatically when an issue is reported. It is a few clicks in the system with the information, it is then submitted directly to staff for dissemination. There is a web-portal that works pretty much the same way minus the geolocation. They would have to put in the address, but that workflow works the same way. She showed the City of Eustis web-portal and all the issues that can be currently inputted through their system. Right now, the city has four different methods that accomplish the same thing. We have emails, TextMyGov, the current citizen portal on the website and the fourth one she could not recall. Two of avenues have the ability for requestors to include photographs with the complaint. In terms of pricing for Leesburg, this product would cost between seventeen and twenty-five thousand dollars per year. The annual cost is based on population. With app-fatigue being evident they looked at the adoption rate from surrounding cities and found the adoption rate is based on the overall of complaints in relation to the population, and it assumed that each complaint was submitted by just one person. That is what they assumed. So, Apopka had one thousand seven hundred and sixty-six complaints, and each of those complaints were submitted by just one user. They averaged about fifty-six complaints per month since 2022. Eustis was about nine-point-five complaints a month, Minneola was twenty per month and Tavares was thirty-four per month. If they dig further they will discover about a third of the tickets submitted to Eustis were submitted by the same user twenty-nine times. They saw this behavior throughout the data sets with Minneola experiencing the highest single-user reporting resulting in about thirty-three percent of their submissions being driven by one user. Going one step further, if they dissect the City of Tavares, they will find that the adoption rate was driven by internal staff. Their internal staff really love this product, and they get a lot of use out of it in their facilities works department. However, a lot of the numbers that we saw for the adoption rate were driven by staff. Currently, Leesburg citizens can report issues via email, phone, TextMyGov and the citizen information portal on the website. To add this additional revenue of reporting it would cost around twenty thousand dollars annually, which breaks down to about ninety dollars per submission through SeeClickFix assuming an average month of submittal is twenty.

Mayor Reisman said he asked for this to be brought forward again because there is a clear difference between TextMyGov and SeeClickFix. This is a reporting agency that opens and gives our residents an opportunity to have more transparency in communication with a clear line of communication. A lot of residents reach out to him about how to report something and he sends them to the website. Now, he is tech savvy, but some residents have no idea what they are to do because there are so many different steps on the website. They do not know where to find it and there are so many clicks. He believes this app would be really beneficial. A lot of people in attendance tonight want to see it implemented. He asked if this would be a one year contract. **HM Shaffer** replied yes. **Mayor Reisman** continued to say after one year if they did not see a benefit they could always terminate. Referring to a slide, **HM Shaffer** pointed out the adoption rate of Eustis, and they had a really strong marketing campaign. They campaigned it across social media, which was the same thing we did with TextMyGov. Their adoption rate is still sitting around one-point-four percent of their population. **Commissioner Burry** wanted to clarify that their adoption rate was one-point-four percent meaning only one-point-four percent of the citizens were utilizing it since 2021. **HM Shaffer** agreed. **Commissioner Pederson** asked if the figures were adjusted for individuals that call in numerous complaints. **HM Shaffer** answered no. **Commissioner Pederson** wanted to know if that included the gentleman who reported or texted thirty-nine times. **HM Shaffer** stated they were assuming these adoption rates were single users. If they dig down deeper the adoption rates go lower, because across all of the cities users were issuing multiple complaints. Also, Tavares actually has a user that they created internally and that user has driven their numbers up. **Mayor Reisman** wanted to confirm that Tavares has an internal user/staff member who can log in and add complaints. It seems it would be easier for staff to report issues. **HM Shaffer** replied yes. The City of Tavares has internal staff who really like it, and that is why their complaints are driven so high. That user is employed by the City of Tavares. **Commissioner Pederson** inquired if they were being asked to approve this with a contract. **HM Shaffer** responded that she was just there to present. **CM Minner** stated that Mayor Reisman asked to have this revisited. The only surprise in the presentation was that he thought the number was ten not twenty. It is a reasonable tool, and as far as receiving input from the public and it was within his budget authority. So, as long as there was consensus to move forward he could execute a contract. However, because we brought it before the commission and there were some differing opinions where they wanted to go the mayor asked to have this reviewed again. If the commission was good with it by a show of nods for approval he could execute the contract under his authority. **Commissioner Pederson** said he recalls discussing it and he was open-minded but his gut reaction is that this is not very effective, nor is it very cost effective. He was intrigued by staff liking it and benefiting from it, and if it was cost-effective just for staff alone that could possibly sway him, but one-point-four percent in Eustis after extreme marketing is not very impressive. **Commissioner Berry** wanted to know how the information would get out to the public. **CM Minner** replied the website and Lakefront TV. **Mayor Reisman** mentioned there could be something given when people come in and sign up for utilities. We could tell them about all the options since we already tell them about TextMyGov and things like that. **Commissioner Berry** asked if they could stick something in the utility bills. **CM Minner** answered yes. **Commissioner Burry** questioned the costs. **Mayor Reisman** replied it would be between seventeen and twenty-five thousand dollars. **CM Minner** agreed. It would be about twenty thousand dollars. **Commissioner Connell** wanted to verify that it would cost between seventeen and twenty five thousand dollar to maybe reach one percent and that is if the same person is not using it fifty percent of the time. **Commissioner Pederson** said he was not impressed. **Commissioner Connell** also said he was not impressed. **Mayor Reisman** asked for public comments.

Dina Simpson of Renew Day Spa located at 214 West Main Street wanted to know how Eustis sent out the information regarding the software to the public. If they did not have a good campaign plan then what are we basing the thoughts and questions on. **Commissioner Pederson** responded it was mentioned that they had a very good marketing campaign. **HM Shaffer** pointed out it was the City of Tavares that had the marketing campaign. **Mayor Reisman** added that all the commissioners receive calls by residents

wanting to know how to do stuff. They want to know how they can go about it and instead of explaining it to the person because there are so many steps they could handle it themselves. If we sent them a link or a text with instructions for downloading the application that would clear up and alleviate a lot of calls.

Ms. Simpson continued to say that she has texted the mayor a couple of times asking about who to contact. For instance, there was a time when she tried to pull out of the high school. She was trying to make a left on to CR 44 heading towards The Villages area, but she could not see to the right at all because the bushes/brush was so overgrown. It was growing up over the sidewalk and the sidewalks were not accessible. She could not see the oncoming traffic until she pulled into the middle lane. Once she was in the middle lane she saw an eighteen-wheeler and it was very surprising. It could be something silly like a tree or bush needing to be trimmed, but she does not know the proper channels. She did not want it to go on mute ears either because it was a dangerous intersection, so she contacted him. **Commissioner Pederson** questioned (referring to a slide) when looking at the table the average per month in Eustis is nine-point-five is that the number of people who use it every month? **HM Shaffer** answered, but it was inaudible. **Commissioner Burry** asked if the one-point-four percent was based on three hundred and sixty-four. **HM Shaffer** replied the one-point-four percent was based on the twenty-four thousand residents in relation to the three hundred and sixty-four complaints. We assumed that was one complaint per citizen. **Commissioner Burry** mentioned that the City of Tavares did a much better job about pushing this program out. They got about four times the amount of people to participate, so they had four to five percent that bought into the application. **HM Shaffer** said yes, but a lot of their users were internally driven. Their facility team really likes it, and that was where we may get some traction. She does not know the facility teams workflow or how they function, so it may be a product they could use. However, she does not know that answer. With the numbers for the City of Tavares, the higher numbers are due to internal use.

Jesse Flynn of 2204 Vine Street said she had to call Mayor Reisman the other day because Lone Oak, which is a major thoroughfare, the markings on the road were not visible, there were four patches in the road, and two potholes. Plus a street light was out. These are things that she feels this program could be used for it. That way she would not have to call him or play phone tag. It would be easier to upload the information and have it sent out.

Melissa McCracken of McCracken's Pub stated a billboard would help get the information out to people. It could be added to the messaging system for when people call into the city. It could say "if there is something you want to report download the application." If they included information in the utility bills she has not seen it. Maybe they are missing an opportunity since she does not watch Lakefront TV because she does not have cable. There should be other opportunities to let the public know it exists. She knows it does not exist now, but it was said that they were trying to find out if people would be interested in it.

Lou Buigas, a resident of Tavares said she has the application downloaded to her phone, and she can pay her utility bill on it, which is very helpful. Yes, city staff uses it because it alleviates multiple steps within their internal system with addressing concerns. They actually brought it into Lake County and she sat on the city council when it came aboard. It has been very useful for them because they could not pay their utility bills online before that. **Mayor Reisman** added there could be some quick reference links on the homepage. **HM Shaffer** said about six or seven years back the chamber did a similar campaign for "In the Burg" application. Some people may still have that application on their phones, but it was similar to what they did. They were trying to get people to adopt that application on the phone so they could push out information. **Commissioner Pederson** wanted to know if staff was recommending this. **HM Shaffer** replied that staff had no recommendation.

Kyana Rubinfeld of 940 Bell Oak Drive said she was new to Leesburg. She wanted to know what the

annual budget was for the city. **Commissioner Pederson** answered it was about one hundred and eighty-seven million dollars. **Ms. Rubinfeld** remarked that her little libertarian intuition wanted to think about this more. **CM Minner** pointed out that the budget was actually two hundred and five million dollars. **Ms. Rubinfeld** said she was thinking about making private people to fix the roads, but the commissioners are the experts. She was just curious to learn more, but the application does sound like a great idea. **Mayor Reisman** said he fully supports the product. However, he would need two other commissioners to support it.

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.

Nicole King of 25822 Pinehurst Street, Sorrento said she was a practicing registered nurse in Lake County. This was the second meeting she has attended to address concerns about fluoride. It was decided to move forward with this; however, as a nurse it would be against how they perform their duties to not continue educating and advocating to provide informed consent. She was there to ask the city commission to please reconsider working with the residents and accepting more opportunities to learn about the risks of fluoride being put in the water system. Many people spoke about this the last time and there were comments made about it being more beneficial versus risks. It was said that fluoride in the water was best for the vulnerable community because it decreases tooth decay and cavities. However, they did not address the root cause of the issues and they dismissed the other side by saying they were misinformed and they used fear to educate. She wanted to comment on that, because in healthcare they do not use fear or feelings, they use facts when informing the community of risks versus benefits when choosing medical care. All individuals should have the right to choose what medical interventions are presented to them. Yes, fluoride has been deemed a medical Intervention, which is prescribed by a physician or dentist. Newer data and evidence-based studies suggest that there may be more harm than good with putting and keeping fluoride in the public water system. The other side will say there is data that proves that fluoride is safe and effective; however, they will never admit that it is actually a neurotoxin. When we know better, we do better. By definition a neurotoxin is a substance that is harmful to the nervous system which means repeated exposure regardless of how it is being regulated over periods of time it could cause widespread central nervous system damage. This can include learning disabilities, memory loss, fractures, seizures and dementia. This is what they call informed consent. These are documented and published as potential adverse outcomes of fluoride toxicity. Are the Leesburg residents aware that fluoride has been deemed a public health hazard due to a recent federal court judge ruling in September 2024. Communities must be informed about what is being put in their water. Where chlorine is treating the water, fluoride is treating the people. The rebuttal was that it is well regulated and where that may be true in its production you cannot regulate how much the public is ingesting through the public water systems. Robert Kennedy Jr. voiced concerns about fluoride as well as the state Surgeon General Dr. Joseph LaDapo. He asked that all cities and municipalities in the state remove fluoride from the public water systems as we are seeing that it could cause more damage, than good. It has been deemed a neurotoxin. Current to date, the cities and counties in the state that are fluoride free are thirty-six. She was hopeful that Leesburg would consider being more open to discuss this matter further and join the other counties in remaining fluoride free.

Tralonie Montoute of 816 Georgia Avenue said she was told that Hurricane Milton was a five hundred year storm and that was why the area where she lives flooded. **CM Minner** commented that there was more detail than that, but it was a significant storm and that was why her area flooded. **Ms. Montoute**

continued to say that she spoke with a surveyor three days ago and he told her the flooding in that area was due to a drain on her side of the street and a drain on the other side of the street being leveled. If they want the water to flow it has to be unleveled, so that was why the water was flooding their street. Also, at 907 Georgia Avenue there is a sinkhole. She wanted to know if anyone could tell her what was going on with that. **CM Minner** asked the Public Works Director if he knew anything about the sinkhole. From the audience, **Public Works Director (PWD), Cliff Kelsey** said no. **CM Minner** informed her that the city would investigate that. **Ms. Tralonie** added that the road was corroding and she brought pictures of the water sitting stagnant in the drains. It really stinks. She knows the city was working on it, but she does not know what has happened since the holidays. It needs to be fixed. **Mayor Reisman** pointed out that staff was aware of the issue and they were get on it.

Lou Buigas said she was the District Aid for Representative Nan Cobb. Representative Cobb asked her to come and introduce herself. A representative of their office will be at future commission meetings once a month. Their primary goal is to assist constituents with issues as well as the city, please do not hesitate to reach out. Representative Cobb would have been here herself, but she was in Committee Week, which started today. She is pretty busy working for all of Lake County residents.

Kyana Rubinfeld of 940 Bell Oak Drive informed the commission and audience that she had a baby girl last month. She was born the day after the commission meeting she attended where she spoke against fluoride being put in the water. She would like to revisit the fluoride situation, and yeah the arguments given in the past have their logic, and had their time. However, with new information coming to light, new access to information, many things remain arguably debatable and she did not want to jeopardize her baby's health. She does not want her to have some sort of treacherous result from this nor does she want her to have lower IQ. She would like to revisit the fluoride situation.

Karen Motley of 2445 Farrington Drive, Tavares said she was there to discuss fluoride. She would like it revisited. She was a registered nurse and they are trained to treat the entire person. She knows the ADA is interested in it for the teeth and only the teeth, but they are taking this into the entire body and it does affect the entire body and the entire system. There are holistic dentists in the State of Florida that have listed that they do not use fluoride at all in their practice because they found there to be side effects. It can cause cancer, brain damage, high blood pressure, increased risk of heart attack, heart failure, strokes, increased risk of developing peripheral arterial disease, diabetes, kidney disease and thyroid disease. Fluoride is deemed as a drug by the FDA and because it used for the persons health not for the city to maintain clean drinking water. There is no way to control the amount of fluoride that each individual person consumes. She knows there are regulations with EPA on the amount of fluoride that is allowed. There was a Fluoride Action Network lawsuit that started in 2016. The hearings started in 2020, which included expert witnesses and in September 2024 the final judgment came down. That judgment was that the US Federal Court deemed fluoridation an unreasonable risk to the health of children. The EPA will be forced to regulate as such. Right now, the dosage is 0.7 milligrams per liter, so what really truly is a safe dose? She knows in the health care profession their motto is to do no harm. The best recommendation would be do no harm, and if you are in doubt do not put it in the water. An adult will accumulate fluoride in their body and healthy kidneys excrete 50% to 60%, but infants and children will excrete less fluoride. So, fluoride concentration in the bone steadily increases over a lifetime. She brought with her a list of 4,800 other healthcare professionals including dentists that have recommended to not have fluoride in the water.

Michelle Diggs of 11650 Huggins Street asked Commissioner Burry why he was so determined to force fluoride upon them. **Mayor Reisman** informed her that this was not the time to question commissioners. **Commissioner Burry** wanted to respond. He asked if she knew about the US Department of Health and Human Services and if she knew who that was. **Ms. Diggs** responded yes. **Commissioner Burry** asked if

she knew about the National Toxicology Program? **Ms. Diggs** stated she had heard of them.

Commissioner Burry continued to say that it was important to note that there was insufficient data to determine if the low fluoride level of 0.7 milligrams per liter, which is currently recommended by the US Community Water Supplies has negative effects on children's IQ. **Ms. Diggs** commented that she was not talking about children she was talking about adults. **Commissioner Burry** replied that they were talking about a lot of things. **Ms. Diggs** said yes, but she was referring to adults. **Commissioner Burry** said they were talking about putting fluoride in the water, which is naturally occurring. Water has fluoride in it with or without what Leesburg does, because it is naturally occurring. We are simply adjusting the rate to have an approximate 25% reduction in dental cavities in children. That is why they were doing it. **Ms. Diggs** wanted to know if there was any data on how fluoride mixes with medications since there are quite a few residents that take medications. She wanted to know more about the mix of it. **Commissioner Burry** wanted to verify that her question related to any drug interactions with fluoride. **Ms. Diggs** responded yes. **Commissioner Burry** stated not that he was aware of. This has been done for seventy years. He is a pharmacist, and he was not aware of any interactions with 0.7 parts per liter.

MaryBeth Harvey of 9914 Oak Drive wanted to address the fluoridation issue. She brought copies of the guidance for community water fluoridation, which was found on the Florida Health site. It was dated November 22, 2024 and it lists six to seven different studies regarding children, pregnant women and fluoridation. One of the points she looked at was that it was that fluoridation was not only in the water. It is added to food and beverages including teas, toothpaste, floss and mouthwash. All these together cause the total to be unacceptable. It exceeds the safe amount. There are a number of studies that show children IQ's have been affected. Mexico City published an article in 2017, and there was a Canadian Cross Study that showed ADHD as a result of fluoridation. A 2023 Canadian Study showed a decreased child inhibitory control and cognitive flexibility. A Jama study showed that they found higher prenatal fluid exposure was associated with children with neuro-behavioral problems in Los Angeles, so there are studies. The State of Florida has requested that fluoridation be removed from public water. It does not make sense that when a state government has asked to have it removed that the city would spend lots of money to add it knowing there are definite risks.

Robin Woods of 1600 Boudreaux Drive said when talking about taking a common sense approach to public health in Leesburg, the number one thing is clean water and fluoride is not a need. To illustrate this idea, imagine that you are finding a community to live. You hear of a beautifully natural distilled and filtered spring, which makes your skin soft and your hair shine. When you drink it you feel refreshed and it tastes so good. The community boasts of beautiful gardens and healthy children. So, you set a destination for this town, but on the way you see a town with a sign that boasts clean water with added fluoride, so you consider it. Then you pass another town with a sign that says clean water with Vitamin-C so you consider that option. Then you pass a third town buzzing with all sorts of activities and the water tower that is printed with giant letters reads caffeinated. So, you have several options to consider. Your children have a couple small cavities so fluoride looks appealing or maybe a constant dose of Vitamin-C would keep their immune system supported. Then again you have a hard time waking up in the morning and in the afternoons you get so tired, so which one would you pick? The reality of that scenario is that you actually have a choice. If Leesburg residents had a choice what do you think they would consider and why. Many juices and drinks are marketed and sold with Vitamin C and they are caffeinated. So, why hasn't Pepsi or Zephyrhills added fluoride to their beverages and market them for dental health. Perhaps, they would have to put a label on it, harmful if swallowed. When she was newly married her husband introduced her to Rainbow Springs. She grew up in Leesburg and they went to places like Wet-N-Wild and Wild Waters. She felt gipped as a resident of Central Florida because she had never visited Rainbow Springs because it was beautiful. Their family enjoys swimming, kayaking, snorkeling and tubing in its clear clean waters. She can imagine the residents prized real estate living on this clear clean flowing river. Do you wonder if they have ever considered adding Industrial waste or fluoride to it? Perhaps

instead of adding chemicals to our water for the benefit of a few pediatricians, pediatric dentists and pharmacists. Maybe they should advise the residents to use fluoride toothpaste. The people could still choose whether they want or need fluoride and they can manage their dosage. She recommended keeping additives out of their drinking water. Clean pure water is a prized asset for our community and it is fundamental for public health. Please consider a motion to stop moving forward with installing equipment. She supported Commissioner Connell's idea to sell and repurpose the equipment. Grieve whatever losses that may not be compensated. She forgives the city for the hasty decision to impose this not so good idea on them.

Mary Knolls of 1525 Park Drive said she had many concerns about the addition of fluoride to the water. When they think about reducing cavities and adding fluoride that might sound like a wonderful idea. She assumed the target group was children and young people and that they do not want little children and young people having cavities. However, she had questions; how many of them drink water in significant amounts? How many kids are drinking juices and canned drinks? If that was the target, do they really believe they have met that target? What about the people on the other end of the spectrum who drink mostly water. The ones who drink tea and coffee made with city water. Will they get higher concentrations than what is recommended because the water is boiled. The fact is that boiling water creates higher levels, so city water that is used for cooking and making beverages such as tea or coffee will have greater concentrations. Now, what about babies if they are given formula that is made with city water? Are they getting fluoride at levels that will affect them in negative ways? Their delicate digestive systems and their little bodies could be negatively affected. What about people with digestive issues? Those people could have even more problems because fluoride can impact gut microbiomes and cause gut inflammation. What about people with skin sensitivities? They could have more problems due to exposure because they have to bathe in that water. What about water filters? Most water filters are ineffective at removing fluoride, so those that do not want the added fluoride have no choice. There are no other options for them. Lastly, how are other communities and even other countries handling this situation? Many communities are backing away from it and many European countries have stopped adding fluoridation. She asked if the potential benefits of adding fluoride outweighed the possible negative side effects? Is medicating the whole population the most cost-effective and efficient way to help reduce dental cavities? **Mayor Reisman** asked if there were any other public comments. There were none.

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

CM Minner informed the commission that items 5.C.4, 5.C.5, and 5.C.6 were pulled from the agenda. Those items were for additional contractual employment to assist the building department. There were a couple items that were incomplete, so these items needed to be removed. They will bring back these items in a more complete form and at a future meeting.

Items pulled for discussion:

5.B.1 - Purchase Request approval for Brightview Landscape Services to maintain seven (7) city areas for the amount of \$582,818.77

Commissioner Pederson moved to adopt the Consent Agenda except for 5.B.1, and Commissioner Burry

seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Berry	Yes
Mayor Reisman	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 December 16, 2024**
- 2. Organizational meeting held January 6, 2025**

B. PURCHASING ITEMS:

- 1. Purchase Request for Commission approval for Brightview Landscape Services to maintain seven (7) city areas for the amount of \$582,818.77.**

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

Commissioner Pederson made a motion to adopt the purchase request and Commissioner Berry seconded the motion.

Mayor Reisman requested comments from the Commission and the audience.

Commissioner Berry questioned the schedule for the landscape maintenance. She wanted to know about Area Six, and adding additional areas. What would those areas be. **CM Minner** explained that it leaves an opening in the contract to add other areas. Brightview works in all areas where we have landscaped. That covers Dixie and the US Highway 441/27 intersection and down Highway 441 in various areas. We have leaned on Brightview for some fill in the gap areas because we have been unsuccessful in filling all the maintenance worker one positions. Brightview has been filling in the gaps. He believes the answer to the question was about the opener in the contract where if we needed to add anything during the year they could stick that in. **Commissioner Berry** wanted to know if that would be submitted in writing. **CM Minner** replied yes. **Mayor Reisman** asked if there was any public comments. There were none.

The roll call vote was:

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

Mayor Reisman

Yes

Five yeas, no nays, the Commission approved the purchase request.

2. **Purchase Request approval for computer equipment from High Performance Technologies using Florida State Contract 43210000-23-NASPO-ACS.**
3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a contract amendment extending an existing contract with Dukes Root Control; and providing an effective date.**

ADOPTED RESOLUTION 11,958

4. **Purchase Request to approve the purchase of a one (1) year Microsoft licensing agreement for the amount of \$84,811.47 from SHI International using State of Florida Contract # 43230000-23-NASPO-ACS.**
5. **Purchase Request for renewal approval of a one (1) year software maintenance plan in the amount of \$91,200.00 from Bluewater Systems, Inc dba Perconti.**
6. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to approve a change order for an existing contract with Rostan Solutions, LLC, for a total of \$169,029.40; and providing an effective date.**

ADOPTED RESOLUTION 11,959

7. **Purchase request for three (3) 2025 Ford F-150 XL Super Cab X1K vehicles to replace other vehicles in the total amount of \$119,661.00 from Duval Ford, contract holder for the Florida Sheriffs Association light vehicle, contract FSA 24-VEL-32.**
8. **Purchase request for two (2) 2025 Ford F-250 Super Cab vehicles to replace other vehicles in the total amount of \$113,894.00 from Duval Ford, contract holder for the Florida Sheriffs Association light vehicle, contract FSA 24-VEL-32.**

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida approving the release of the City of Leesburg's statutorily reserved**

interests in phosphate, minerals, metals, and petroleum in, on, or under the parcel of property being conveyed to Blurock Development, LLC; authorizing the Mayor and City Clerk to execute a deed releasing such reserved interests; and providing an effective date.

ADOPTED RESOLUTION 11,960

2. Resolution of the City Commission of the City of Leesburg, Florida, approving a Proportionate Share Agreement entered into by and between the School Board of Lake County, Florida, TLC DR Holdings LLC, and the City of Leesburg, Florida, to allow for payment of Lake County School Impact Fees; and providing an effective date. (Lakewood Reserve Proportionate Share)

ADOPTED RESOLUTION 11,961

3. Resolution of the City Commission of the City of Leesburg, Florida approving an Interlocal Collection Agreement between the City of Leesburg and the Lake County Tax Collector; and providing an effective date.

ADOPTED RESOLUTION 11,962

4. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute the First of three new As-Needed Municipal Support Agreements with Willdan Engineering, Inc.; and providing an effective date.

This item was pulled from the agenda.

5. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute the Second of three As-Needed Municipal Support Agreements with Bureau Veritas North America, Inc.; and providing an effective date.

This item was pulled from the agenda.

6. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute the Third of three As-Needed Municipal Support Agreements with Proclaim Engineering Inc.; and providing an effective date.

This item was pulled from the agenda.

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

A. SECOND READING OF ORDINANCES:

1. None

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 77.5 +/- acres; and being generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Leatherleaf ANNX)**

Mayor Reisman asked the city attorney to swear in anyone wishing to speaking on these items. **CA Watson** asked anyone wishing to provide testimony on item 6.B.3, the Leatherleaf PUD to stand and raise their right hand. He swore them all in. He continued to say that item 6.B.2, the large scale comprehensive plan amendment needed a motion to transmit to the reviewing agencies.

Commissioner Pederson 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 Reisman requested comments from the Commission and the audience.

PZD Miller stated this project was known as the Leatherleaf project. It consists of an annexation, a large scale comprehensive plan and a rezoning of seventy-seven plus or minus acres. It is located north of CR 48, and it is south and east of CR 33. It includes two hundred and thirty-five detached single-family residences and forty-eight paired villas, which is another way of saying duplexes. It will include one hundred and twenty thousand square feet of amenities, that includes medical offices, general office, sales and services. The large-scale comprehensive plan would go from Lake County Regional Commercial to City of Leesburg General Commercial. The rezoning would go from Lake County Agriculture to City of Leesburg Planned Unit Development. Under the PUD requirements the proposal would consist of two hundred and thirty-five detached single-family residences, forty-eight paired villas and one hundred and twenty thousand square feet of commercial uses. The permitted lot sizes would be fifty and sixty feet wide for the single-family units and sixty feet for the duplex units. The front setbacks and lot widths would be twenty-five feet and one hundred and twenty feet. The respective house sizes are one thousand six hundred and one thousand seven hundred square feet for single families. The duplex units will be one thousand three hundred square feet. There would be two off-street parking spaces for each unit and two floors is the maximum height in this development. Approximately six acres that runs along CR 48 is proposed to be devoted to commercial enterprises, and that would include restaurants and offices. The proposal has design and architectural standards, and the facades are shown in Exhibit D. It will include dark sky lighting and each single-family and duplex lot is required to have trees in each yard. There is a

thirty-five percent open space requirement and a twenty-five foot landscape buffer required all the way around the exterior of the property. There is a fence required as long as it is not adjacent to any existing wetland or preserved area. The fence would be wood, rot iron or split rail. There is a four-foot option for fencing in the PUD, which requires opaque materials. Sidewalks are required throughout the development and of course Bahia and Bermuda grass are permitted while St. Augustine is not, due to its water usage. There are access points on CR 48 and CR 33 and they are required to be boulevard-type roadways with an eight-foot landscape section in the middle to allow for emergency vehicles to get through. The signage includes a decorative entryway feature of at least five feet at each access point, that would be on both the north and south. There is a recreation requirement of one-point-three acres. That is reserved for things such as swimming pools, playgrounds, dog parks, gazebos, etc. There is a phasing/expiration clause in all PUDs that require substantial commencement within forty-eight months or four years or the property would revert to RE-1, which is one acre per unit. They would be required to have one acre to have one unit. The entire development would be on city water and wastewater. The Lake County Public Works had some significant comments regarding CR 48 and CR 33, including left and right turn lanes at the project entrances. Accommodations for the West Lake Trail, which is planned for along the CR 48 frontage. Additional right-of-way and detailed surveys to verify property lines, etc. Most of the same comments were the same for CR 33. Including, additional right-of-way for a collector roadway to include drainage including left and right turn lanes. Haywood Worm Farm Road would also become a city maintained roadway with additional right-of-way. Mike Rankin of Land Planning Group in Mount Dora is here to answer any questions.

Commissioner Connell wanted to confirm the present zoning in the county was agriculture. **PZD Miller** agreed. **Commissioner Connell** continued to say that he believed that density was one unit to five acres. **PZD Miller** concurred. **Commissioner Connell** said with the present zoning in the county this development would only have fifteen units, yet they are proposing two hundred and eight three units versus the county's fifteen. **PZD Miller** agreed. **Commissioner Connell** stated the county was currently one unit to five acres and they are proposing to have three point six seven units per acres. Plus, this development would go back to CR 48 and CR 33, which are two lane roads. Both taking you to the intersections of CR 33 and US 27, and that intersection is always backed up on CR 33. Then CR 48 takes you down to CR 48 and CR 33, which is obviously another intersection that is majorly out of compliance. Plus, the commission over the last six months has approved on this section of CR 48 over five hundred units. This would add another two hundred and thirty-eight units on the same stretch of road that is bottlenecked from CR 48 and US 27 down to CR 48 and CR 33. **Mayor Reisman** asked the applicant if they had anything to add.

Michael Rankin of Land Planning Group said with this being the first hearing he would yield his comments for second reading.

Mayor Reisman asked if there were any further comments from the commission. **Commissioner Connell** asked for the record how did the Planning Commission vote on the development. **PZD Miller** answered the Planning Commission voted to deny the request by a vote of four to two. Four votes to deny and two to approve. **Commissioner Connell** inquired the reasoning. **PZD Miller** stated it mostly dealt with concerns over the roads and the current width of the roads. Before the next hearing he would go back and double check the minutes to make sure they did not miss any comments. However, it mainly dealt with the roadways.

Commissioner Connell stated he would like him to follow up on that. However, again, this would add another subdivision on the same stretch of road that is absolutely beyond bad. The Planning Commission even recognized that we do not need any more traffic on this road. The density is out of control, and they are pushing close to four units an acre on a two-lane road. In the county they would only have one unit to

five acres. So, it would be fifteen units developed in the county compared to the two hundred and eighty-three units in the city. He would like to see the commission deny the annexation, and not even move to send this to the state. We should just deny the annexation and be done. **Mayor Reisman** asked if there were any other commission comments. **Commissioner Burry** asked if this were just residential in the city how many units would they get? **PZD Miller** answered if it was just residential they could add eighteen more units. The unit count can vary because of the future land use and zoning. Originally the application came in at a much higher density. The staff wrestled around with the applicant and encouraged them to lower it. **Commissioner Berry** wanted to confirm that this application was at a reduced density from the original application. **PZD Miller** agreed. It was around three-point-six to three-point-seven. **Commissioner Connell** said he was getting three-point-six-seven. Again, we have a Planning Commission for a reason and they see issues with the traffic. We should take that into consideration and not even move forward with the annexation. **Mayor Reisman** asked if there were any other commission comments. There were none.

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 real property consisting of approximately 77.5 +/- acres; and being generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leatherleaf LSCP)**

Commissioner Burry made a motion to transmit this application to the state for review and comment. Commissioner Pederson seconded the motion.

The roll call vote was:

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

Four yeas, one nay, the Commission approved the transmittal.

Mayor Reisman stated these ordinances would lay over.

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 77.5 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for 235 detached single-family residences, 48 paired villas, plus 120,000 square feet of amenities, medical office, office, and retail sales and service, for a property generally located south of CR 33, west of US Highway 27, and north of CR 48, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Leatherleaf PUD)**

C. **NON-ROUTINE ITEMS:**

1. None

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 stated the city was currently under contract to sell a parcel across the street from the airport to Blurock. There have been a couple variations of agreement extensions that have come before the commission. They are almost to the finish line. They are scheduled to close on Wednesday. However, there are some recording issues that may need to be sorted out before Wednesday. He asked the commission to approve an extension to the closing; if they could approve extending it until the end of January they could have everything sorted out. They are hopeful to close before then, but it would give more flexibility to make sure they have everything recorded before closing. Everything else seems to be on track and ready to go. They just need a little more time and flexibility.

Commissioner Pederson made a motion to extend the closing date to January 31, 2025, and Commissioner Berry seconded the motion.

The roll call vote was:

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

Five yeas, no nays, the Commission approved the extension.

9. CITY MANAGER ITEMS:

CM Minner had no matters to address.

10. ROLL CALL:

Commissioner Connell had no comment.

Commissioner Burry had nothing to comment on.

Commissioner Pederson had no comment.

Commissioner Berry had no comment tonight.

Mayor Reisman informed the commission that Dustin Boise was his appointee to the Public Arts

Advisory Board. He serves as an associate professor for the Studio Arts at Beacon College. He would be a great addition to that board. For announcements, the Martin Luther King Day Parade is schedule for this Saturday at 11:00 am, followed by Soulfest at noon. On January 23rd the Chamber will be hosting the Sunrise Breakfast. Opening night of the new Melon Patch Theater at the Tropic Building it is scheduled for January 24th. He hopes everyone can make it out for that. He also had the pleasure of attending and speaking at the Leesburg Firefighter Pinning Ceremony. He welcomed all the new firefighters and congratulated them on their promotions. Finally, last week was national Law Enforcement Day and he thanked all Leesburg Police Officers for their service.

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 Burry and a second by Commissioner Pederson, the meeting adjourned at 6:31 p.m.