AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
TUESDAY, MAY 27, 2025 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Tuesday, May 27, 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. None

3. PRESENTATIONS:

A. None

4. PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Please note that issues raised during this time will not be discussed in detail during the current meeting. They will either be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. Each speaker is allocated three minutes to provide their comments. Kindly adhere to this time limit to ensure equal opportunity for all participants and to support the efficient conduct of the meeting. Thank you!

Amanda McLea, President of the Leesburg Center for the Arts, 429 West Magnolia Street, thanked the city and the commission for their continued support of the arts. She had just left a puppet show that fifteen art students had done. They designed it and performed it for their parents. Right now, the art center is completely full of residents and parents of those kids. She thanked the commission again for their continued support. Lakefront TV was there providing coverage of the puppet show, so watch for it because it will be aired on Lakefront TV.

Fred Griffin Jr. of the West Leesburg CDC invited the city commission to the West Leesburg CDC ribbon cutting for their new duplex. It will be held on June 6th. This was one of their babies, and it has been dear to their hearts over the last year. He thanked the city for the funding that had been given to them which provided this opportunity. He was looking forward to their work relationship moving forward. He also received notification today that the George W.H. Bush Foundation acknowledged them for the community service that they do in Leesburg. That was a major plus, knowing he was coming here today. Again, he was looking forward to working with the city, and he hoped to see everyone out at the ribbon cutting. It will be held at 2114 Waitman Avenue on June 6th at 7:00 p.m.

5. CONSENT AGENDA:

Routine items are placed on the Consent Agenda to expedite the meeting. If the Commission/Staff wish to discuss any item, the procedure is as follows: (1) pull the item(s) from the Consent Agenda; (2) vote on remaining items with one roll call vote, (3) discuss each pulled item and vote by roll call

Commissioner Pederson moved to adopt the Consent Agenda as presented, 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 May 12, 2025

B. PURCHASING ITEMS:

1. Purchase request for four (4) 2025 Ford Ranger Supercrew 4x2 vehicles in the total amount of $120,872.00 from Duval Ford, contract holder for the Florida Sheriffs Association light vehicle, contract FSA 24-VEL-32.

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Amendment No.3 to an existing contract with Odyssey Manufacturing Company; and providing an effective date.**

ADOPTED RESOLUTION 12,035

3. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement with Forefront Architecture and Engineering, LLC related to the Professional Services - Design Agreement for the Leesburg Gas Department Operations Center; and providing an effective date.**

ADOPTED RESOLUTION 12,036

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Seasons at Troon Creek, a subdivision of the City of Leesburg, Florida, being a portion of Section 2, Township 19 South, Range 25 East, Lake County, Florida; and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Season at Troon Creek)**

ADOPTED RESOLUTION 12,037

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Stanley Martin Homes, LLC., regarding electric service to a development known as Silver Lake Pointe Phase 2; and providing an effective date.**

ADOPTED RESOLUTION 12,038

3. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a grant from the Florida Digital Service, Department of Management Services for the Local Government Cybersecurity Grant Program, authorizing the City Manager or his designee to perform the duties of the Executive Sponsor of said grant, and providing an effective date.**

ADOPTED RESOLUTION 12,039

4. **Resolution of the City Commission of the City of Leesburg, Florida, amending the Fiscal Year 2024-25 Budget for the General, Carver Heights CRA, Hwy 441/27 CRA, Debt Service, Capital Projects, Electric, Gas, Water, Wastewater, Gas Tax, Police Forfeiture and Fleet Services Funds**

for the Second Quarter; and providing an effective date.

ADOPTED RESOLUTION 12,040

5. **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-Phase 1I; and providing an effective date.**

ADOPTED RESOLUTION 12,041

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
During Public Hearings and Non-Routine Items, the Commission requests that those in attendance respect the process and maintain order. As such, in accordance with Robert's Rules of Order, please refrain from speaking out, cheering, or applauding during these proceedings. Your cooperation helps ensure a fair and respectful hearing.

A. SECOND READING OF ORDINANCES:

1. **None**

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida vacating and abandoning a portion of the unimproved right-of-way of Madison Street located in Leesburg, Lake County, Florida, south of U.S. Highway 441 and between Lot 4, Block 46, and Lot 1, Block 47, According to the Revised and Recorrected Plat of Re-Subdivision of Subdivision of Silver Lake Estates, as recorded in Plat Book 10, Pages 66 through 69 of the Public Records of Lake County, Florida; Reserving a utility easement; providing for conditions; providing for severability; and providing for an effective date.**

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until the June 9th meeting.

2. **An Ordinance of the City of Leesburg, Florida, amending Chapter 10 of the Code of Ordinances, relating to Fire Protection and Prevention, to Create Article III - Open Burning Regulations; Creating Sections 10-50 through 10-52; providing for Regulations and Restrictions on Open Burning; providing for penalties; providing for exemptions; providing for**

conflicts, severability, codification, and an effective date.

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until the June 9th meeting.

3. An Ordinance of the City of Leesburg, Florida amending Ordinance No. 24-25 Concerning the Granting of a Non-Exclusive Franchise to Tri-County Sanitation, LLC, and its successors and assigns ("franchisee"); providing for conflict and severability; and providing an effective date.

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

Mayor Reisman requested comments from the Commission and the audience. There were none. He stated this item would lay over until the June 9th meeting.

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 had no items to address.

9. CITY MANAGER ITEMS:

CM Minner explained that he sent out an email earlier today about potentially speaking with the county about a Joint Planning Agreement (JPA). The county recently approved a JPA with the City of Groveland. Obviously, it would be a long process, but that is what the June 30th meeting is about. With that, there are some areas of commonality that we could work with the county on. In that email he outlined some key points that would be reasonable grounds to start some discussions with the county about doing a JPA. We would sunset the ISBA while keeping the provisions that we like and deleting the ones that we do not. The provisions that the county does not like now "x" years after doing the ISBA are the non-contiguous annexations. We would propose in the JPA that we keep the ISBA box, which outlines where we grow. We would eliminate the non-contiguous annexations. We would revert to a process that he calls the 163 annexations, and the statute regulates how we annex. He would capitulate that all the annexations we have done, for the most part, especially in the rural protection area (RPA), have been contiguous annexations, and not non-contiguous, so we actually did not need the ISBA for those. In any case, there are some scenarios that perhaps the county may like to discuss. He had a discussion with Commissioner Parks last week about some different things and that was the catalyst, if you will. Also, Commissioner Morris has talked to him on several occasions since being elected and, barring any feedback from the commission at this juncture, he would go ahead and get that email out to the county manager, and we will go from there. **Commissioner Berry** asked if there would be a liaison between the county and the city. **CM Minner** answered that he would assume the liaison would be himself and/or the planning and zoning director. They would be the lead point for how we talk with the county, but remember this document would be a working document, so it would come before each body for review and input on a number of occasions, so they may choose to add or subtract. At least from a starting point, the bullets that he put in that email would be the city's perspective. Those bullet points are enough to start discussions. Remember this will be a long process that includes a lot of public, commission, and elected officials input and review. **Commissioner Berry** wanted to know if they could do this during a workshop. **CM Minner** responded it would be something they may want to schedule for a specific workshop. However, before we get to the workshop, we have to have the workings of a document before we start adding and subtracting.

Commissioner Pederson said he was going to bring this up during his comments, because he believes this is tied into the JPA. He was going to reference Sean Parks because he presented a funding strategy for roads to the Lake County Commission last Tuesday. He wanted to know if that was brought up during his meeting with him. The purpose of that comment was that he wanted the public to know that the county and this commission do hear them when it comes to the roads and traffic. It is good to know that Sean Parks submitted a funding strategy, which he called the Lake County Roads Funding Strategy. It was submitted to the county commission, and he saw a copy of it today. However, this is a starting point, but basically he said that we need to look at any and all options because we need to raise more money, but he did not know if this was a connection to the JPA. **CM Minner** responded that it was one of the bullet points in the JPA and the county and the cities have talked over the last year about the concept of taking over county roads, especially in areas where the city has annexed or developed on both sides of the road. There is an exception for collectors and a collector road would be CR 48, CR 33, US 441 and CR 44, those types of roads. However, there are probably some roads that we do not even know are county roads, which the city should probably assume. For example, West Main from Canal to US 27 is a county road and years ago we took West Main Street from Canal to Dixie when we started doing different projects. So there are a couple of anomalies like that, but those are probably easy roads. At the end of the day, at least from his perspective, he would recommend that the biggest thing they would want in a JPA is harmony with land development regulations but, politically, we are not going to get there. The dichotomy of our commission, while mixing two other political bodies together, makes land development regulations extremely difficult to do, but that is the root of home rule. However, on the JPA level, that goes along with growth. From the get-go, we said there was a lot of planning and financial things that needed to be talked about. We need to figure out how best to provide police, recreation and streets; those types of services. That JPA could potentially be the vehicle to get us there. However, he outlined a few poison pills in his email that could probably trip up the city commission, at least the majority of them. There is a meeting scheduled, and this is a good time to start. **Commissioner Pederson** said he wanted to express to the public that we are meeting with the county commission sometime in June. **CM Minner** pointed out that there will be a series of meetings, and they are kicking off a charter meeting on June 2nd. The JPA meeting is scheduled for June 30th and a fire services concept meeting will be coming up in July. Those are the three big topics that will be talked about, but he may have the dates mixed up. **Commissioner Pederson** stated he wanted the public to know we were talking about roads and there was a meeting between the Leesburg City Commission and the Lake County Board of County Commission.

Commissioner Berry asked the city manager to explain how the ISBA would sunset. Does that mean all items that have been approved or would be approved as of that date? **CM Minner** replied that sunset means exactly that and the cause of a sunset would be upon review of the Groveland/Lake County JPA. There would be a statement that says the JPA supersedes the ISBA. The JPA would not sunset the ISBA. However, in our case, if we had a clause in the JPA that says one document supersedes the other document, the question would be, why would we have two working documents when one supersedes the other? That would create hostility and confusion down the road. If we were to move into a JPA, the indication from the county commission is that they are not really happy with the ISBA as of late. If we are going to endeavor into this JPA language, we will need to pull back the ISBA. So, how would that sunset? There would be provisions and the ISBA would only sunset if a JPA is approved. Plus, there may be annexations that are already in the planning and zoning director's queue that would need an exception to the no more non-contiguous annexation clause, and those things would have to be negotiated and talked about. All these things have to be vetted.

10. ROLL CALL:

Commissioner Burry had no comment.

Commissioner Connell had no comment.

Commissioner Berry wanted to know if the commission could receive the Comprehensive Annual Financial Report (CAFR) at least two weeks to a month prior to the presentation. She would like to have more time to review it. That way, if there are questions, she could ask the presenter. **CM Minner** replied that it would be difficult with the timeliness of it, and the requirement is to have it approved by the end of March. At that time, the accountants have to go through it and do all their work. The timeline is to have that document wrapped up between September 30th and March 30th. Remember there are still outstanding invoices and accruals that have to be counted before they can make the final numbers. We work really hard to get that document approved by March and that is the hurdle we are up against. We also have to do all the budget reports and the different things throughout the course of the year. **Commissioner Berry** said it would give them longer to review it. That way, if they had any questions, they could ask the presenter versus having to accept what it was.

Commissioner Pederson had nothing to comment on.

Mayor Reisman informed everyone that this Friday is opening night for the Leesburg Lightning at Pat Thomas Stadium. The game starts at 7:00 p.m. He hoped to see everyone out at the game.

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 Pederson and a second by Commissioner Berry, the meeting adjourned at 5:48 p.m.