

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JULY 14, 2025 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, July 14, 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, 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!

Carol Nichols of 2061 Montclair Road, Leesburg, said she resides in the Oakridge Condominiums, which is located right by Berry Park. She thanked the city for fixing the fence because people were breaking it down and using it as a shortcut to get through to the park. They personally put some of their own money to put up a better fence because it was crumbling. That fence was located right where the homeless people were living in the woods. They would just come straight through. However, she was there because she needed help with something else. The music in the area of Berry Park is just too loud. It is constant, and the music just bangs and vibrates the houses. It is so loud that it shakes the windows and your inner being. Even if you cannot hear very well, you can feel it. It feels like the vibration is coming up right out of the ground. It is awful, and her fence is located right next to Berry Park. She was there to ask for help with getting a noise ordinance because, as she understood, Leesburg did not have one. She contacted the Town of Lady Lake, and she found out that they were using Florida Statute 877.03, which is called breach of peace. It says that a breach of peace is described as disturbing the peace and quiet of others, but it has to be witnessed by a police officer. The residents have to call and report it when it is happening, but the police have to witness it in order to give them a warning or give them a ticket, which is a misdemeanor. The people in the area need someone to do something. She suggested creating a committee to look into an actual noise ordinance or something that could be enforced, because they call and give their names all the time. They are ready to just give up, because why should they call the police when nothing is going to be done? It is now a preconceived notion that there is no help. They would also like to have lights installed because the sign at the park says it is open from dusk to dawn. It would be nice to have a light that goes on and off, so people know when it is time to go home. That way, they will stop playing their music. They would also like to request more no-parking signs and more police presence in the area. **Commissioner Pederson** pointed out that he has also received complaints. He wanted her to know that the city does have a nuisance ordinance, and the city would look into this for her. The city does not have a sound/noise ordinance, but we do have a nuisance ordinance which does apply, and the city has used that ordinance in situations like this before. **CM Minner** informed her that she should see the police chief in the back of the room on this issue. **Commissioner Berry** stated that the police and the community have been working together. There is more police presence in that area because they are aware of the noise, and it has been toned down significantly. In the area where they believe the noise is coming from, the city has now put up a no-trespassing order and, after a certain time, that area has to be cleared out. The city is aware of the situation, and the police department is working diligently with the citizens to solve the issues.

Pastor John Christian, Executive Chairperson of the Community Development Corporation, said last week he was out in Arizona at a National Convention. He was there teaching a class and promoting Leesburg, Florida to other leaders around the country. However, he was on his way to the Scottsdale Mall when he started receiving text messages from people asking if he was watching the City of Leesburg budget meeting. Anyway, he was there to comment on the statements and recommendations that were made at the budget meeting with regard to the Community Development Corporation of Leesburg and its participation in the City of Leesburg housing repair program. He wanted to stress the importance of removing blight from our city and that has been the commitment of the CDC since its inception in 1997. It has always been their focus. At that meeting, the commission discussed in detail the uncertainty of the future for CRAs in Florida, so it would be unwise and financial suicide for our organization to give away hundreds of thousands of dollars with no way of receiving a return. The CDC as an organization is preparing for the worst-case scenario, and he prays that they understand that. As a business with an uncertain future, they are not in any position to even consider giving away funds that do not align with their business model. Last year, the CDC received \$459,755 from CRA funds, and they are very well aware that this is taxpayers' funds. They are very sensitive to the nature of where these funds come from. They have tried to be good stewards by submitting an annual accounting of all CRA funds from the City of Leesburg since 1998. The expenses in 2024 totaled \$417,000, which included \$40,786 in utilities,

\$26,000 in property taxes, \$70,000 in insurance, and \$30,000 in interest. The CDC runs a very detailed organization and their strategic plan does not include housing rehab. They tried that as an organization in the past, and they spent over \$90,000 on rehab housing, which they found that did not work for a small non-profit in a small city. They even included the claw-back provision that said if someone sold their property within five years, they would have to pay the CDC back. However, when the residents came to the organization crying that they did not have the money to pay it back, they released the liens anyway. Their organization's priorities are in line with their mission statement. First is homeownership, then its economic development, preserving historical significance, and affordable multifamily homes. Also, he would not bring a problem forward without a solution. Housing rehabilitation programs are really handled by government entities or national nonprofits like Habitat or Community Action Agencies. In fact, the city has a mechanism which is the community development block grant program where cities and counties are funded for rehab, such as roof repair or replacement, plumbing, electrical updates, heating and cooling, structure repairs, and accessibility improvements. Lake County has a home repair program, and he heard Commissioner Pederson say it was a citywide issue. He believes the City of Leesburg could apply for that with Lake County or the CDC could get a small city entitlement again where they would receive \$750,000, then they could do these programs throughout the whole city for \$750,000. However, they gave up the small city entitlement to Lake County because we thought we would get millions of dollars. The city has that mechanism in place, and the CDC is not in a position to do home repairs.

Bill Polk of 600 Cascade Avenue, Leesburg, stated the reason he was there was because he made the mistake of reading the Daily Commercial last week. He read an article that said the city was thinking about giving up the shuffleboard courts for a housing project to a nonprofit. He wanted to warn the commission about one thing: there are many other non-profits in the City of Leesburg, and he could see where that could run into a lawsuit of discrimination because if they give to one and not to all. If they gave the shuffleboard courts to Pathways, everybody and their brother would be there wanting a piece of property to put up a housing development. He was not sure if that was really a housing development because it sounded like they would be tiny homes. He wanted to know if the city had gone through this organization's financial documents to see if they could even afford to put up the tiny homes after they received the property for zero? He was not sure how they would be able to do that. Would the city have to do the infrastructure down there? Would the city put in all the electric, water and sewer, all that stuff? He wanted to know if the city even thought about doing that. If the city gives a piece of property to a non-profit in the City of Leesburg, they need to remember that there are hundreds of other non-profits within the city. He knows it has been done in the past with Habitat for Humanity. If they give away one piece of property to one person, they will get a flood of people like this one here trying to get property to put in something they want. The commission really needs to think about that. Also, in the newspaper it said the shuffleboard courts have been there since 1985. That was a mistake on their part because the shuffleboard courts were there when he was a kid, and he was born in 1954. There are methods to renovate that place, and the city has the ability to make it worthwhile without moving it. The reason they do not see anybody playing there now is because the temperature is around one hundred degrees and, generally, the only time people play on those courts is in the winter, when the snowbirds come down to enjoy themselves. They have been doing that for years and years. He asked that the city not give away recreational property for a housing development in the City of Leesburg, please.

Thomas Brown of 1617 New Abbey, Leesburg, said he wanted to speak about converting the Leesburg Shuffleboard Complex into tiny homes. If the commission decides that is the route they need to pursue, he would highly recommend that they have an alternate shuffleboard facility. The area in that proposal was set up for pickleball courts between the Warehouse and Lakefront TV. That area seems to be the adequate size for shuffleboard courts. They need about twenty courts, and that would fit there. Also, if the city is going to build new courts, it would be highly recommended to have covered courts or enclosed

courts because it would save money on the upkeep of the courts. It would also benefit the city immensely because it would draw more people into the city because it would be the only facility in the northern district with covered courts. There are facilities in Lakeland and St. Cloud that are covered along with enclosed facilities in Zephyrhills at Betmar Acres. The city could use those as examples. Having covered courts would help reduce maintenance. If the city converted the shuffleboard courts, they could also install pickleball courts. They could do a mentorship program with the youths that would occupy the Pathways facility. Most of the players are at the end of their working lives, and the Pathways youth are at the beginning. The club members would be excellent mentors for young people even if the facility does not go there. Again, there is a lengthy history of shuffleboard in Leesburg. As stated, it has been around since the 1950s between Palmetto and Second Street. We need to keep the shuffleboard courts open even if they decide to change things for this coming season through the end of March. It would be ideal to have a new facility ready for the following season in October 2026.

Roger Brown of 3649 Fulcrum Place, The Villages started by thanking the commission for the prayer and the pledge of allegiance to the flag because we need more of that. However, he was there on behalf of the shuffleboard club. He has been in Florida for fifteen years. He is originally from Ohio. What he wanted to say, may put a little different spin and give some ideas. He used to sit where the commission sits. He has not met or talked to any commissioner in Leesburg, but they do have an important job. He has been in their shoes. He was also the head of a planning commission along with being a real estate developer. He does know the highest and best uses, and he also respects their jobs. It is not easy and there are always different opinions. He had a couple of things he wanted the commission to consider, because what he found out through his experience of being on the planning commission was that they needed to change an eighty-year-old zoning law. He understands there will always be differences of opinions. He knows about half of the people in the room, and he would not know any of them if it was not for shuffleboard. He has been in Florida for fifteen years, and he was blessed to be a coach. He coached his son and granddaughter. He wanted the commission to reconsider. He just recently became aware of this proposal. He did not know how long it had been in the works. He knows some things do go back and forth, but this is a small group to be aware of and this small group does add to a larger group. Again, he would not be in this area if it were not for shuffleboard. He loves sports and competition, and they would like to bring in more youth to this sport. He had two or three people this week ask him about shuffleboard. He became a pro, which does take a long time to do. He closed by saying, if it is not broken, do not fix it and if you build it they will come. Please do not take away the shuffleboard courts.

Mayor Reisman pointed out that before the next speaker comes. He wanted to ask Commissioner Burry about his intentions for this meeting regarding the shuffleboards. **Commissioner Burry** said he would give directions to the city manager and the attorney to draw up a warranty deed that is non-transferable in perpetuity that has a five-year period for substantial commencement reversion clauses in it. He did not know how long that would take to do, but the city attorney could provide directions. Then, a deed would come back before the commission where they would have an item on the agenda to be voted on. Tonight is only for conversation. **Mayor Reisman** wanted to know when that would be made available. **CA Watson** explained that they could have the deed drawn up fairly soon. He would say within the next couple of meetings that could be made available. **CM Minner** pointed out that it would be an agendaized item and the full commission would need to consider it. He knew that Commissioner Pederson would not be there for the July 28th meeting, so the city attorney could have it drawn up and ready for the August 11th commission meeting. **Commissioner Connell** stated that August 11th would not be good for him because there was a possibility he would not be there for that meeting. **CA Watson** said he could certainly have it ready for the second meeting in August. **Mayor Reisman** then said it would be agendaized for the August 25th meeting. **Commissioner Connell** wanted to make sure he had what was being proposed straight. He asked Commissioner Burry to repeat what he was requesting. **Commissioner Burry** remarked that he would like a warranty deed drawn up for the property in question and give it to

Forward Paths as a nontransferable in perpetuity. That way, they cannot give it to someone else or sell it to someone else. He would also like a five-year maximum for substantial commencement. If they do not do anything with it in five years, it will come back to the city. **Commissioner Connell** reiterated that he wanted a warranty deed that would basically be out there for five years and if the property is not developed within five years, it will come back to the city. However, during those five years, the city would not make any improvements to the property because we may not own it after three years. He pointed out that there was an item to be discussed at the upcoming budget workshop about capital improvements where they would put aside one million dollars for this site. It would include pickleball courts along with resurfacing the tennis and shuffleboard courts. That is a lot to ask because they would have to put it on hold for five years. Would there be enough funding to build these over five years? He is now asking them not to put any improvements back to this site when it is already tentatively in the proposed budget to move forward. They are going to discuss that at the workshop meeting. With that one million dollars, the city should renovate this site into a recreational sports complex. **Mayor Reisman** pointed out that he asked about that. **Commissioner Connell** said he understood that. **Commissioner Burry** said he wanted to let everyone know when it would come back because tonight there would be no vote. This is just a discussion matter. **Mayor Reisman** pointed out that, per the city manager and the city attorney, this item would be put on the August 25th city commission agenda. **CM Minner** stated that was the direction and that would call the question. At this time, it is however the commission wanted to proceed. The public can give their three-minute spiel, or they can wait until August 25th. **Commissioner Pederson** mentioned that the purpose of the mayor's comment was to be partial, and he appreciates the passion for shuffleboard. He recognizes everyone, but the commission has already heard these comments twice. He understands what they are trying to say. However, there will be another public hearing on this at the August 25th commission meeting. Tonight, there will be no vote. **CM Minner** mentioned that there was a direction made to staff by a commissioner to call a question which would bring a formal resolution to this body to consider and there would be a formal vote. It will be publicly advertised on the agenda for August 25th. **CA Watson** agreed. **Mayor Reisman** stated they would now go back to public comments.

Charles Wood of 2537 Buttonwood Road, The Villages, said he had been given the great honor of reading a letter that was provided by the president, Gail Howell of the Shuffleboard Club. She was currently up north taking care of her daughter who has cancer, so she could not make it to be here. The letter reads, I am Gail Howell, president of the Leesburg Shuffleboard Club. I am presently in New Jersey helping and taking care of my daughter who has cancer. However, I hope that the commission will listen to my plea for the Leesburg Shuffleboard. Shuffleboard was new to me when I arrived in Florida sixteen years ago, and it captured my heart. As an athlete, I love the competition and admire those shufflers who have learned the curves and speeds of the courts. It was exciting. I was admired by friendships made with shufflers up to ninety-two years of age. Shuffling is a serious activity for older citizens. I even played with a cane while I had a hip operation and physical therapy. I also love teaching children and older players. I taught my children and grandchildren when they came to Leesburg. They are learning and they still cannot beat me. I have made many friends all over Florida while playing in state competitions. I welcome the commission to come to the courts in Leesburg because they are known for their sloppy-joes and pulled pork sandwiches that are served at the tournaments. They have three district tournaments and three state tournaments which make the motels and restaurants flourish with members coming from distant places. It would be terrible if the Leesburg courts were gone or if the courts were closed. Many of the other courts, both private and city, have recently been renovated to continue and improve their play. Why should Leesburg be any different? We were once the epitome of shuffleboard courts. Please do not deny the seniors and future citizens the right to play. We have new members coming almost every week, and we teach people the tricks and true meaning of shuffleboard. We all work hard to maintain the courts and that pretty much covered it. **Mayor Reisman** asked if he wanted to provide that letter for the record. It would be disseminated to all commissioners.

Steven Clark of 109 South Lake Drive wanted to correct a misstatement made during last Thursday's budget meeting. He incorrectly stated that sixteen courts were required for pro-tournament play when, in fact, the requirement is for eighteen playable courts. If new facilities were provided, he would like all courts produced to be playable for tournament play. There may be twenty to twenty-four courts that would be needed to allow them to continue in the manner to which they have become accustomed to. At that meeting, several speakers referred to shuffleboard as just a game for those of us who play. However, it is far more than that. Shuffleboard is a community and a source of connection. It is a reason to stay active, and, for him, it is an extended family. He knows many others will speak of the profound personal and social benefits the club provides, and he will let their voices carry those stories. Over the years, he has served on numerous committees and commissions. He even served as a vice mayor. However, throughout his public service he made it a point to act with integrity and to be mindful of how his actions would be perceived. He recused himself from votes and discussions of agenda items that could have the appearance of a conflict of interest because trust matters. That experience gave him the clarity to call out what others may hesitate to say. The current proposal has been compromised by a commissioner's failure to recuse themselves from deliberations and votes that either directly or indirectly benefit multiple family members. He tried to extend the benefit of the doubt, but that doubt was erased by a willingness to prioritize the interests of one at-risk group at the expense of another at-risk group. Furthermore, the attempt to push through a motion for a quitclaim deed before the proposal was even scheduled for a regular commission meeting raised serious questions about intent and process. He urged the commission to demonstrate the integrity and accountability that the citizens deserve. Permanently table the current proposal and establish clear guidelines for future site proposals and guidelines that protect against real or perceived conflicts of interest.

Phyllis Sokol-Wood of 2537 Buttonwood Run, The Villages said she was there to read a letter from her grandson at the request of Commissioner Connell. He asked that he be there to provide an opportunity to show that the Shuffleboard Club is not just for old people. This is a fifteen-year-old, but unfortunately, he was on vacation. However, he wrote something for her to read. As a fifteen-year-old who had been part of the shuffleboard, Leesburg shuffleboard court community for six years, he had come to see it as more than just a place to play a game. It is a unique spot where different generations connect, sharing stories and friendly competition. The court has taught him patience and strategy, skills that go beyond the game itself. Being involved here has shown him the value of community. He learned from older members, hearing about their experiences, and gaining a sense of local history. It is rare to find a place where teenagers and seniors interact so naturally, learning from each other and building relationships. The shuffleboard court provides that special environment. Moreover, it is a place where everyone can participate, regardless of age or ability. It is not about being the best, it is about enjoying the game and the company. This inclusive atmosphere has made him feel like a valued member of the community, and he appreciates the sense of belonging it has given him over the years. Again, that letter comes from a fifteen-year-old. She also wanted to agree with the speaker before her about conflicts of interest because they were all concerned about that.

Mayor Reisman informed the audience that before they continue with public comments, the city attorney would like to make a statement. **CA Watson** said he wanted to let everybody know that they had gone through this conflict of interest discussion. He went through that discussion with Commissioner Burry. They went through the intricacies and everything that deals with that statute, and they came to the determination that there was no actual conflict of interest at this point. He welcomed everyone to review the statutes. He pointed out that they went through the discussions, and he did have that discussion with him. He went through the situation, the fact-intensive analysis, and it was determined that there was no actual conflict of interest. He also said that he would appreciate it if everybody would read up on the situation before pointing fingers and calling something a conflict, because that is a very serious

accusation that can carry a lot of trouble for people. **Commissioner Pederson** asked if he wanted to touch on the financial because there were no financial considerations. **CA Watson** agreed. It really rests on whether there is a financial benefit to the commissioner's relative or an economic harm or an economic benefit. In this situation, the relative in question does not draw a salary, nor are they an employee. There are a couple of employees of this company, but this particular relative is not and they have never drawn a salary. That really seems to be where the distinction comes down to in terms of whether someone is somewhat of a volunteer or whether someone is actually employed by that organization. The economic viability of the organization is more important if your paycheck is determined by that particular fact. So, the ethics commission has a number of decisions where they have looked at scenarios where people are essentially volunteers versus people drawing salaries and, typically, when somebody is a volunteer as opposed to someone drawing a salary, there is no economic benefit or economic harm to them depending on whether the organization succeeds or not. There may be good feelings for them, but that is not the same as an economic benefit. That is essentially the analysis that we have gone through and there is no economic benefit nor is there any economic harm. Since there is no economic benefit to the relative, there is no economic harm to the relative and there is no conflict of interest under the statutes.

Lilly Delosier of 1021 Room and Loop, The Villages, said she was a new member to the Shuffleboard Club. She was so blessed to have found them because they invited her to join. At that time, she did not have a lot of additional information because they had already been fed a lot of information about their desires. One thing she found last Monday when she was there was the interest in whether they were residents of Lake County or residents of Leesburg. Well, she resides in The Villages. She resides in Lake Denham and, yes, she lives in Lake County. She pays Lake County taxes and she pays Leesburg city taxes. She felt like she had a viable reason to be here. There are a lot of villagers that have that same scenario where they are a Lake County resident. This club is absolutely a good source of income for the city and the county. Besides the week-to-week playing on the courts, their tournament season begins in October, and it runs all the way through the end of March. They pull players in from far and wide. Some even come from Canada. They come from all over. The people that come are here for at least two to three days. They have to get hotel rooms, they have to eat and they shop. So all of that is income for Leesburg. She respectfully requested that these courts be maintained rather than torn down and relocated. The Forward Paths can take the time to find another suitable location for their tiny houses. They can all agree that the kids need to transition someplace out of foster, but they do not need to do it at the expense of all the seniors. They all worked to get to where they are now, and they should be able to enjoy their lives. They are more than willing to share the courts with those kids. They can come, play and enjoy shuffleboard. Tearing down the shuffleboard courts would be a huge financial cost to the city. They are going to build tiny houses anyway, so they should cut the costs in half and not destroy what they already have. Just build new houses on some other property that they do not have to deconstruct. She hoped the commission would take these matters into consideration, because these shuffleboard courts have been a viable part of Leesburg since the 1970s. Just as other people said, it has been an important part of their lives and to have it go away does not seem fair or make sense.

Daryl Kenyon of Ocala, said he has been a member of the Leesburg Shuffleboard Club for eight years. He also had a letter from one of the members of the Shuffleboard Club who was unable to be in attendance tonight. Her name is Christine Baumgardner, and she writes the Leesburg Shuffle Board Club has a long history in our city and an enviable reputation in the district of Florida players. Each year there are numerous tournaments held on these courts, including state level, and the masters. There are three courts that every club loves to play on, and Leesburg is one of them. Our members are diverse ages and of various skill levels. Anyone is welcome to join and players consistently teach anyone who is interested in the game. We have state-level pros who share their experience and pointers. Besides playing on the courts, our members work hard to maintain the courts, grounds, buildings, and equipment. Some of the

members recently planted flowers and bushes. They even landscaped around the ends of the main building. She has been a member for five years and she has thoroughly enjoyed her experience. She lives right up the street and drives down twice a week to play on these courts and meet with others who love the courts and the game. We need to be aware of the need for exercise and brain stimulation for seniors and shuffleboard provides that. Please do not eliminate this precious asset of the community.

Christine Inga of 107 Blanco Drive, Deland, said she would like to read a letter from a Leesburg Shuffleboard member who resides in Canada. Dear sirs, please do not forget the seniors. Over the past sixteen years, since his retirement, he and his wife have been wintering in Leesburg, Florida. The main reason they chose to stay in Leesburg was because of the shuffleboard courts. During his years of being involved with shuffleboard, he has been so inspired by the people who play this game and sport. Shuffleboard is a unique game because it requires hand and eye coordination, along with reasoning skills to outfox the opposition. It is not like pickleball, tennis, or any other team sport that requires physical dexterity, good motor skills, strength, or a great degree of stamina. Over the years, he has played with folks of all ages right up to the age of one hundred. As a case in point, he would refer to a lady named Doris Hankie. Doris was a long-term Leesburg winter resident who was a wonderful ambassador for the game of shuffleboard and the City of Leesburg. Doris played shuffleboard until she passed away at the age of ninety-three. She was a member of the Northern District in Florida, and she was in the International Hall of Fame. Doris was recently a team captain in the International Team Championship. She played in Canada, where her team won that division. Doris was a regular player at the Leesburg Shuffleboard Club. She also played with people with all sorts of disabilities and ailments. Over the years, she played with people who were in wheelchairs, people who used canes, along with knee, leg, and arm braces. Once again, there is no other sport or game that can accommodate persons with such disabilities. The Leesburg Shuffleboard facility is the hub for anyone wishing to play organized shuffleboard anywhere in Florida north of Lakeland. So, not only does the Leesburg Club have regular club play, they also host the northern district and state tournaments. In the past, they have hosted the tournament of champions and the master's tournaments. Tournaments are typically completed in two days. This requires that persons traveling long distances stay overnight at motels and hotels, etc. So, there is a financial impact on the community. He requested that compassion be shown and the Leesburg Shuffleboard facilities be left intact for the benefit of the Leesburg residents and seniors.

Joe Winga of 107 Blanco Drive, Deland, said he was the president of the Northern District Shuffleboard Association. He did not want to repeat everything that had already been said. However, the commission had a heck of a task in front of them, and he hoped they would make the right decision. He wanted to discuss what Shuffleboard is. The Northern District is composed of about five counties, and they have about one thousand members. In the State of Florida, there are about eight thousand people that play shuffleboard. There are twenty-seven states that compete and play shuffleboard, so that is a lot of people. Yes, they are mostly seniors, but that is because they have the time to play. However, we do have younger people coming into his club in Deland. They have a couple of thirty-year-olds, but it is difficult for them because they still have to work. Through all his travels he has found that they are pretty much self-efficient groups. Last year, after the hurricanes, they found damage to the clubs where the awnings and the lights had come down. So, a bunch of sixty-five-plus-year-olds came down and fixed the damage so they could hold a tournament the following Monday. He also comes to and plays in the tournaments in Leesburg. These groups are not a burden on the police or fire departments. They take care of everything. We are outside getting exercise and enjoying the fresh air. It is camaraderie and its being together. He asked that they not eliminate the club. If they lose the shuffleboard courts for these houses, the courts need to be relocated elsewhere, and before they move forward with the houses, they need to have the other shuffleboard courts built, so this sport can continue. They need to keep this sport for the seniors because so many people start coming after their spouse dies. They are sitting home bored, so they come out and mingle with people. They come out and meet other people. They are out living, they are not

sitting at home waiting to die. Nor are they sitting at home playing games on their computers. He asked the commission that they keep the Leesburg shuffleboard courts intact. If it is not at the current location, please move it to another location and have that other location up and running before closing the current spot. These courts bring a lot of people and businesses into the city. There are tournaments held here, and he plays in them. When he and his wife come to play, they stay overnight. They patronize the restaurants and shops. So they are bringing business in and they do not cause trouble. He urged the commission to think this through and to not eliminate the Leesburg Shuffleboard Club. They are viable and they are very good. He would not be surprised if any of the commissioners came down to play after they are retired, because they would be looking for something to do other than golf. They also have to remember that people do not want to be out there when it is one hundred plus degrees outside. He read comments that said the commissioners drove by there and nobody was there playing. Well, that is because this is a seasonal sport, and it is too hot to play right now. Their big time is October through the end of March. They are not out there when it is one hundred degrees. He would not expect any senior to be out there playing shuffleboard when it is that hot. There is a lot to this because he could go to the basketball courts and say the same thing. He asked the commission to keep this going for the people who are there and for the people who are coming in. Do not eliminate the Leesburg Shuffleboard Club.

Patricia King of 5919 Flint Loop, The Villages said she was asked to read a letter that says, dear city commissioners, we are Andy and Connie Hakes, and we are from Ohio. We are snowbirds and we winter for five months in Leesburg. It has come to our attention that the Leesburg Commission is looking at alternative plans for a development on the land where the Leesburg Shuffleboard Club currently exists. It saddens us greatly that this is even being considered because these courts and this club mean so much to so many. We selected Leesburg mainly because of the shuffleboard program. Leesburg Shuffleboard Club is known throughout Florida as having some of the best shufflers. Taking this program away from the city could cause many of us to relocate and look elsewhere for a program as meaningful as Leesburg Shuffleboard Club. Although we are snowbirds, during the five months that we stay in Leesburg, we spend thousands of dollars on lodging, restaurants, retail stores, and entertainment on a yearly basis. That not only includes them, but others in the club who do the same thing. The City of Leesburg benefits from the revenue generated by the Leesburg Shuffleboard Club members as well as the tournaments they host. The tournaments bring in many players from across the State of Florida to participate. They have to stay in hotels throughout the city, and they spend thousands of dollars in Leesburg. Leesburg Shuffleboard Club is not just a roster of members, it is a family. Not only do they play shuffleboard together, but they break bread together, and they support each other during times of need. The club is very meaningful to each member, and it is a support base for physical, mental, and emotional wellness. Taking this away would be detrimental to so many of its members. Shuffleboard has become a lifestyle for so many of the Leesburg Shuffleboard Club members. The club has been in existence since the 1970s at this location and those that live adjacent to the courts purchased their property knowing that the courts were there. For the city to come in and change the physical setting for the neighboring residents would change the ambiance. The proposed change could affect the neighborhood's property values and cause some people to relocate.

George Snyder, a resident of Leesburg, said he moved here three years ago from Clermont. He was the president of that club for four years. Leesburg is missing out because they could be using the shuffleboard courts for handicapped/special needs people along with the high school. In Clermont, the high school was involved. They found it very enjoyable as an extra sport and curriculum in high school. They also invited the special needs folks to come out and use the shuffleboard courts. They would come over once a week to let them exercise. It was amazing to see how coordinated many of those folks were and how useful it was for special-needs people. At this time, Leesburg is not making full use of the courts as they should. There would be a lot of gain if the courts were used in that manner. However, he questioned why the city would want to destroy over three hundred feet of fence and tear up concrete courts just to turn around and have to relocate and rebuild the shuffleboard courts somewhere else in

order to build homes. The shuffleboard club started way before the 1950s in Leesburg. It is almost like a historic society-type organization. He asked that the commission consider all the things that were discussed tonight before making the decision. If they are just going to leave the land sit five years, why not do it somewhere else where there is already empty land? There is surely empty land available somewhere in the city that would be more useful and a better fit.

Allen Dronsfield of 3409 Nursery Place, The Villages, said he was the vice president of Leesburg Shuffleboard Club. When he woke up this morning, he found on his computer a list of support letters that had come in and some letters came all the way from Newfoundland in support of this club. He knows all these people personally and they are quality players. He wanted to read one of the support letters because it really hit home. He would rather read the letter than repeat what everyone had already talked about. This letter comes from St. Pete, which is the oldest club in the game. They have one hundred courts and eighty percent of them are playable. The buildings on that property were built by the membership and at the time they were built they had eight to nine thousand members. They sent a letter of support to Leesburg saying, dear commissioners, I am writing to express my strong support for preserving and investing in the Leesburg Shuffleboard Club. While the Shuffleboard has long been appreciated by seniors for its accessibility and social benefits, its appeal and health value extend far beyond the demographic. Today, shuffleboard, like pickleball, is enjoying a well-earned resurgence. It offers a unique blend of strategic thinking, physical movement, and social engagement that benefits people of all ages. Whether you are twenty-five or eighty-five. The game challenges your mind, sharpens your focus, and encourages friendly competition. In a world where we are more digitally connected and socially isolated, shuffleboard provides an invaluable in-person outlet for meeting new people and building community. Communities that preserve modernized shuffleboard facilities are not just honoring tradition. They are interested in wellness, inclusion and recreational diversity. As someone who enjoys playing in tournaments and connecting with fellow shufflers, he could confidently say that courts like this in Leesburg are essential for growing the sport while welcoming a new generation of players.

Jacob Bonyage of 150 West Reading Way said he was the president of the board for the Forward Paths Foundation. After last week's meeting, they all left feeling bad for the shuffleboard group because it was pretty obvious that they were passionate about their sport. They made it pretty clear that this would be taking something away from them, because they would lose their ability to play tournaments in the area if these courts went away. When he went home, he did a quick Google search, and found out that was not really the whole story, because not only are there multiple locations for tournaments throughout Lake County, there are multiple locations that hold tournaments in the City of Leesburg already. That has never been mentioned, not even tonight. Tavares has tournaments where they have twenty courts. Mid-Florida Lakes, located in Leesburg, holds a tournament already and they have eighteen courts. Hawthorne of Leesburg holds tournaments and they have twenty-four courts. The courts that they are talking about right now are just one of many options that they already have for tournaments in the City of Leesburg. The Hawthorne Shuffleboard Club also has a Facebook page where this weekend they were asking for help with, and he quoted, boosting the membership numbers at the Leesburg Shuffle Club because the mayor had asked for a membership list. They called for snowbirds and people from other districts to come to the meeting tonight, meaning people who do not live here, and to sign up for the Leesburg Shuffleboard Club to help them inflate their numbers for this meeting. People began replying, and even posting their out-of-state home addresses, saying, "count us in." They are manipulating their numbers to make it seem like more people are playing on these courts than who are actually playing on those courts. So, the city will pay to maintain courts that very few people actually use. He was sorry, and he understood because he saw their passion for this. He understands that this game is important to them, but there are options in Leesburg already. There are other places to play. They are so grateful for the generous consideration of this land from the city, and they plan to remain honest and transparent about their plans. They talked a lot about why their project needed to be in the downtown area. Location is

crucial for their project and this location is very similar to their Eustis location, which has seen a lot of great success. It is close to a main thoroughfare that offers accessibility for transportation, and it is walkable to downtown. It is close to job opportunities and schools. At the end of the day, this is the city's property, and it is their responsibility to decide the property's best use. Forward Paths plans to build a beautiful project that the city and the community can be proud of.

Lauren Ritchie, a member of the board of directors of Forward Paths, asked the commission to disregard any membership list as part of the consideration when this comes up for a vote. She thinks the shuffleboard club has improperly inflated these numbers. They can read about it on their page because they did it without any kind of shame. It would be wrong to use those numbers to make a decision. However, if they would like to talk about numbers, she would like to tell them that affordable housing in this county is pretty much non-existent. If anyone has a kid who is trying to rent a house, the Orlando area has bounced in and out like every six months. They are either in the top five or the top ten. They were even at the top number one of the least affordable places to live based on the amount of money that people draw in salaries, which caused a huge problem. Last year, at the time, they opened ten cottages in the City of Eustis and, after getting everybody moved in from Blazburg, they were full. At that time, they had about twenty-two or twenty-three kids, and today they are housing forty-two. This problem is not going away, and it will keep going up. We also pay \$150,000 a year to the community for the kids who run into problems paying their rent or electric bill. So, they are supporting a lot more people than it actually appears, and it is going to get worse over time. She wanted to clarify a couple of other things. First, there were concerns about the property sitting there for five years and that is not the case. Forward Paths has the money in the bank today, so they could pull this project out of the ground in ninety days. They would build precisely what they built in the City of Eustis because it works. Also, she would like to point out that the city attorney gave an explanation of why there was no conflict of interest and the main reason was that the executive director, Denise Burry, does not take a salary from Forward Paths and neither do her children nor her husband.

Sharon Wilde of 347 Hawthorne Boulevard said the comment on Facebook was made by her and not one person who paid became a new member. They were existing members of the Leesburg Shuffleboard Club. These people pay to be a part of the club. They do play on the courts on a regular basis during the season, and they play during the tournaments. It was decided that the club was trying to scam you. They have to remember that this is the off season for shuffleboard and most of their members are snowbirds, so they are currently gone. Annual dues are paid in the fall. So, in order for them to have a current membership, she reached out and asked people to please pay their membership earlier rather than later so they could have an official list to provide to the commission. She wanted to speak on behalf of all club members and this would be directed at Forward Paths. None of them from the Leesburg Shuffle Club are opposed to helping the youth transition from foster care. What they are opposed to is placing a tiny band-aid on a problem that definitely needs more help than what this property size could provide. Please find another property that can provide the most help to the youth. Moving the courts will only cost the city more money, and it could be spent more effectively elsewhere. She would rather see more than ten children helped. Also, an updated all-sports complex would be an excellent addition to this community. She pointed out that she was the chairperson at Hawthorne and Hawthorne is private, so this club cannot come and use their courts unless they are invited. So, stating that they have all these other options to go play on is wrong because Mid-Florida is also private, so they cannot just go and play on those courts. Another thing that was mentioned was the fact that there are multiple locations to hold tournaments. Well, they have twenty-seven or more tournaments a year in the Northern District, which does not include any of the state tournaments. We have to split those tournaments between the clubs so it would be effectively financially viable for them to support this club. When these people come in to play at these clubs, they have to provide water and clean the courts. We have expenses for the meets and things like that. We only have three places that we can play, and we have to split the expenses. We cannot afford to

lose these shuffleboard courts in Leesburg. She hoped the commission thinks about it and decides that they really need to help these youths in a bigger picture than what this 1.7 acres could accomplish.

Carol Helfer of 1841 Harding Path, The Villages, said she found the Leesburg Shuffleboard Club in 2006. She became the secretary in 2016, and she still holds that position. She was the person that put together the membership, and it was not inflated. They received some money, but they had sixty-five members before she did that, and they currently have seventy-three members. They are not trying to scam anybody. The people that came in were existing members. These members are currently out of town, but they wanted to help, so they sent in their money. She did not believe that it was a scam, nor did she appreciate being called a scammer. The mayor asked about where they lived, and he wanted to know how many lived in Leesburg, so she provided that information. She also wanted them to know that she does live in The Villages, but she also belongs to St. Paul's Catholic Church in Leesburg. She also volunteers at the hospital in Leesburg and her husband, who has a plane, parks it at the Leesburg airport. They are in Leesburg all the time. They do more things in Leesburg than they do in The Villages, but their home is located in The Villages. However, where they live should not matter, it should only matter what they support. She has a vision and if we kept this complex the way it is and fixed up the courts, we could have a wonderful recreational complex. They could add corn holes because that is a cheap alternative and people like to play corn holes. There is a little bit of land at this location that they do not use, so why not use it for corn holes or bauchi ball courts? They could add a couple pieces of outdoor exercise equipment for people to use. They could purchase some simple equipment that does not cost a lot of money and that would also help draw people to the downtown. They could have a recreation complex that includes pickleball, tennis, and shuffleboard. They could have everything included there. She can visualize people coming to this complex to enjoy themselves and have fun. Tearing down the courts and moving them would be an expensive proposition considering they are already there. They may have to pay \$500,000 to build another complex, because it is expensive to build these courts. She asked the clerk today, when she dropped off the membership list, if there was any type of thing that Leesburg did with the club when we took it over in 1985. However, she was not aware if the clerk had a chance to find anything yet. Anyway, she could see a great vision out there.

Nathan Gauger of 1318 Quail Court, The Villages, said he was not there for shuffleboard because he wanted to talk about the incubator. As he understood, the incubator was there to build businesses and help businesses flourish in Leesburg. He was a CPA and he owns Blue Heron CPAs. His goal was to help the community and the financial community here. During his tenure he found \$300 to \$500,000 worth of theft. He found \$1 million worth of missed refunds that should have been filed for, and he also found \$3 million worth of tax fraud from tax preparers that had been providing incorrect information against IRS guidelines. The goal is to provide information to people in this area. He has been in that incubator for the past three years, and his contract is up for renewal. He has been attempting to get this renewal in front of the commission over the past three months. They have been discussing options, but he does not think it is fair to pay \$65 to \$70 a square foot for incubator space. He understands that he is under the limitations of what the grant originally suggested. His company is still under five years old, and he is trying to provide the community with a financial resource because there are only twenty registered CPA firms in Lake County. He was not aware if the commission knew that, but this is one of the most needed services in Leesburg. Currently, citizens have to travel to Eustis and Orlando, because there are no resources here for them to go to. He was willing to pay what is essentially \$30 to \$35 a square foot because he was sure there were real estate people present that knew that as reasonable. Also, whenever he lifts the ceiling tiles, he can see the sky, and occasionally it does rain. He was not arguing about that, but it did matter because he wanted to make a deal. However, he was looking for the smallest office in the incubator so he could have meetings there. The meetings would only be thirty to forty days out of the entire year. He was willing to pay \$250 a month in order to provide small businesses with two hours of his time every single month so long as the incubator manager or the other economic development entity there, which is LEAD,

was willing to set it up, and they were made aware of it. It is just two hours. He was a licensed CPA, and he was voted as one of the top fifteen young CPAs in the state. He even received an award from the FICPA. Currently, the incubator has three or four businesses that use three rooms and the other ten rooms are occupied by the economic development agency, which is not working towards building the offices. **CM Minner** commented that Mr. Gauger was looking for direction from the commission, but first he wanted to fill in a couple of gaps. Mr. Gauger's lease expires in the incubator on August 31st. Blue Heron, which is his company, had an incubator lease for three years. The framework of that was, during the first two years the rent for the room was \$300 a month and in the third year it would be \$350 a month. That is the standard lease rate that we charge for the incubator to support businesses that are growing. Through discussions with the applicant, he is seeking to extend his lease. While Mr. Gauger does all those things that he said, these are indicative of a business that is thriving well. In the past, when renewals have come before this body, the commission has balked at renewing leases on the precipice that the incubator is for growing businesses that need an advantage to start up. He had that discussion with the applicant, and he sent him a lease concept that would extend his lease to \$400 a month for the first year and \$500 a month for the second year. He rejected that concept, so he put together another lease and sent it to him last week based solely on his request. It was \$250 a month for one year, and that is sitting in his mailbox. If the commission wants that lease executed, they need to let him know. They could give him the authority to execute that this evening and that lease could be made. The applicant's argument was that they do more for economic development, and they help businesses. He understands that, but he just needs the commission's directions. Essentially, this is a case of a staff negotiation that did not meet the intent of the applicant, and that applicant is now before the commission seeking higher relief than what staff made, because that was more than he was willing to give. So, whatever the commission's direction is, we can move forward. From the audience, **Mr. Gauger** stated that he did have the lease with him, and it was signed. However, there were a lot of additions to it. He received the lease on Friday, and he was told to have it returned by the end of the day, which left him only two hours. However, with the fact that there were add-ons in the first paragraph, he wanted to read through the whole lease. **CM Minner** pointed out that it was the exact same lease that was previously signed, with the modification of rent. **Commissioner Pederson** said in an effort to help, he was a commercial realtor. He does not know about the space in the incubator, but there is space downtown on Main Street that starts at \$250 to \$350 a month. He encouraged him to look into that. **Mr. Gauger** said he looked, and they were asking between \$400 and \$450. **Commissioner Berry** asked about the repairs. Are repairs needed to the incubator because the applicant said there were issues and was the city made aware of those issues? **CM Minner** responded that those issues had not come to his attention. He will speak to Sandy Moore about them to see if we have any issues over there. **Commissioner Berry** indicated that would be something they really need to look at. **Commissioner Connell** stated that right now, they are still under public comment. If they are looking to have further discussion, he would like more information provided. This item could be put on the next agenda so they can formally discuss it. **CM Minner** asked the commission if they wanted the draft lease on the agenda? **Commissioner Connell** stated he would prefer that we do it that way as opposed to what they are doing right now. **Mayor Reisman** added that they would have more backup. **Commissioner Connell** agreed. **Mayor Reisman** pointed out that it would be on the July 28th agenda per the commission. **Commissioner Pederson** indicated that he would support the city manager, so he was okay with him being absent from the next meeting.

Denise Burry of 401 Sunnyside Drive said she was never ready for this conversation, but this is what she would call not in my backyard (NIMB). She knows a lot of people will understand where she was coming from because they are familiar with her, but a lot of people on the opposing side are not. Although she thought more of them would be more familiar with her by now. She wanted to share a conversation that her mother-in-law encouraged her to have because the conflict of interest had come up, and she felt like the need to explain how they got there. After the birth of her sixth son, she lost her closest friend to a car accident. She did not know if anyone else had ever lost somebody on the spur of the moment, but her

friend had four younger children around the same age as theirs. So, for about a year, she helped take care of them. She then talked her husband into adopting them, so they adopted two of her children. Shortly after that, she had somebody come to her who said she would make a great guardian ad litem and at that time she had no idea what a guardian ad litem was. However, it is somebody who represents children in the dependency court system. So, after being told that twice, she took on that job and when her first kid aged out of foster care, she had no clue how to help them because she was so worried about the day-to-day stuff. She was convinced if the community understood what happened, there would be a change. At that time, they formed a non-profit and her son was one of the first directors. She considers herself blessed, which is why they adopted the children and that is why she became a guardian ad litem. She never made money from it and Florida was privatized, so they had to adopt them outside the country. However, that is why she does what she does and that is how they got the Forward Paths. They were working with homeless youths and working with kids aging out of foster care. They hosted six homeless kids in their home along with five exchange students when there became a crisis in the high school that her other kids attended. They do this to make a change. Her son has sponsored more than one of the houses that were built, and her mother-in-law sponsored another one. Her son donated over \$100,000 and her mother-in-law donated around the same amount of money. Their family has put the money where their mouths are. She does not have that kind of money, but they are financial donors, and she gives one hundred percent of her time. Her family has moved more kids than they would like to know. The youths that she works with are young adults, and she wanted to tell everyone what they do in Eustis. They have ten people that work in a bistro, one in a pharmacy, two in a gas station, one is a machinist, and another one works at Kroger. Plus, nine youths work in hospital or rehab situations. Three are camp counselors, two work at a car dealership, one works for UPS and another one works at a Dollar Store. Two have entered the military, and they will both be stationed in Japan, but they are in special training right now. This is why they do it. She was sorry that this had caused the amount of pain that it has, but she is dedicated to youth and she took a vow. Thank you.

Barbara Lafferty of the Oakridge Condominium Community said she lives in a wonderful community except for being located right next to Berry Park. Her house is the very last house on Montclair, so she is just a few feet away from the park. They moved here from Texas two years ago, and it has been a living hell. She cannot explain the horrible noise that they have to endure. She has a ninety-year-old relative that she cares for who has dementia. She is not doing well because of the noise. Her husband has had three heart attacks in one year. They do not know what else to do. It has gotten to the point where it is like mental torture with the vibration and loud noise. It goes on all day and into the night. She has called many times about the noise. They also hear gunfire when they are sitting outside, so they have to run in. They sit and wonder what will happen next. She does not know how else to explain the situation, but it is unbearable, so, unfortunately, they will be forced to move. It is entirely up to the city and there should be some kind of code for noise and there should be some kind of limit, whether it be day or night. There should be someone enforcing the code if there is any. From what she has heard, there is no noise ordinance in Leesburg. Other than that, she does not know what else to do except to ask the city to look into it because they do not want to move because they love it here. However, they cannot take it anymore. The vibration rattles the whole house, her dishes rattle, and it is not fair.

Darel Craine of 2005 Helms Avenue said the shuffleboard courts have been a part of the Leesburg Recreation Center for as long as he could remember, and he has lived here for seventy years. The courts have been a part of the Venetian Gardens, and these people have built a club around those courts. To take that away feels like the city is saying "oh well." So what about the ballfield at Pat Thomas? Would the city just give that away? Would the city do something like that because this situation does not feel any different? These people are passionate. They have been there and they have done everything. He worked with them for over thirty years when he worked for the City of Leesburg. They have always been good tenants. He does not understand why the city would take their facility away from them without looking to

see if there was another usable area that could be donated, if that was what the city wanted to do. He hoped that the commission would think about this hard and make the right decision.

Rick Tallman of 655 Abdella Way, The Villages, said he was there on behalf of the Leesburg Shuffleboard Club. He wanted to remind the commission that there was a vision and mission statement on the website. It stated that Leesburg is to be a diverse community energetically working in collaboration to ensure that the City of Leesburg upholds its history, ambiance, and natural resources to become and stay a vibrant community. They heard tonight about the history of shuffleboards. Then the city's mission is to provide effective and efficient municipal services that promote public safety, economic growth, and quality of life. They are talking about the quality of life for seniors here who enjoy this game. The city also had a number of goals listed. The first ones were about utilities and stuff, but goal number four says the city will utilize Leesburg's natural resources and the slogan the "Lakefront City" to enhance recreational and leisure amenities. They are asking the city to enhance the courts. They should drive by to see how bad the shuffleboard courts look because that is on the city. Goal number five is to foster an environment where local governance is collaborative, transparent, and physically sound. The reason they are all there is because of what happened last Thursday. It was totally unethical because it was a budget workshop meeting and Commissioner Burry tried to make a motion to put in a quitclaim deed, which was stopped. Then he wanted it put on the agenda for this meeting. **Commissioner Burry** said no. **Mr. Tallman** continued to say that it was and there were minutes of that meeting. He tried to add to this agenda, and it was said that it could not be done. Going back to your mission statement for recreation. The recreation department's mission is to enhance the quality of life for Leesburg citizens by providing affordable, high-quality recreation facilities, programs, and services. Now, if they go to the Susan Street project, it aims to provide exceptional facilities for the youth of Leesburg while fostering economic growth through sports tourism. They heard about all the people that are coming here to play these tournaments, and that is sports tourism. One last thing, with what happened at the workshop meeting, that is what brought all these people out, because it seemed to be on a whim to make a motion to pass it without it being on an agenda. **CM Minner** responded from a staff level that this item needs to come back if the commission wants to pontificate further than that, but from the perspective of the workshop meeting, that was an example of good government and transparency. It is the opposite of what the last speaker just complained about, because Commissioner Burry brought up the concept and asked at that meeting to have a warranty deed brought up, and he made a motion. He was the one who corrected him while he was sitting in the city attorney's seat. He was the one that said he could not do that because it was a workshop. The commissioner accepted that and a couple of other things were discussed about whether it could be brought to this meeting. His recollection in that context was that the city attorney would not have had time to write up anything for this meeting. He recommended to the commissioner that he bring up the issue at this meeting as a directive and not as an opportunity to skirt one by the public. So, any interpretation other than what he just said is an incorrect interpretation of this body and the process. Quite to the contrary, the City of Leesburg does an excellent job at transparency and informing the people of when controversial topics are going to happen. Whether it be moratoriums that Commissioner Connell brought up, which he also mentioned at the meeting, or whether it was a quitclaim or warranty deed that this body wanted to bring up. Then this commission has gone out of its way to agendaized this by giving the public plenty of notice. He believes the public has the right to like or not like a commission decision, but to insinuate that the commission was trying to trick the public or that they were not being transparent is totally wrong. **Commissioner Connell** asked that he clarify more on that because he did not understand. He asked the city manager to put a temporary stay on housing on the agenda two weeks prior, so he did not understand how he was lumping him into this conversation. **CM Minner** answered to go back to that conversation. He thought his comment was that he plays pretty loose with the commission on directives about how things are put on the agenda. Commissioner Connell's request for a moratorium was a one-member request for a resolution. He did not come to the body about what their opinion was on whether the question should be asked in a formal forum. He directed him to

put a resolution on the agenda and that agenda was requested. That request was satisfied by him, and it was brought to the body. **Commissioner Connell** indicated that it was put on the agenda with a two-week notice to the public. He did not put anything on the agenda at the last second, and he wanted that to be clarified. **CM Minner** responded that it was done in a similar fashion because Commissioner Burry directed him in a public meeting that he wanted something done. He told the commission about how they should and should not go about doing that. So, those requests were similar in a procedural nature. If this body wants to be more specific, then they need to discuss among themselves how they want to inform the city manager about how to agendaized items. We can do work items, or we can take the singular approach like we have done, which has worked pretty well. However, what does need to be called on the carpet, is that this body works extremely well, and they have worked extremely well with him. We have been very liberal about how we agendaized stuff and when one commissioner asks for something, it is put on the agenda. So, Commissioner Connell, you had the same opportunity with respect to the moratorium and Commissioner Burry and these folks are getting the same opportunity. In fact, they are getting even more notice because the matter is not even being discussed until August 25th. Yes, this item did come up during a workshop meeting, but that is where things like this are germinated and discussed. They are then sent to a regular meeting where they are formally opined. So, to put out to the public anything contrary to that is not good government. **Commissioner Connell** said he was not there to speak about this situation. He was there to clarify a comment made about him because he asked for something to be put on an agenda. It was on the agenda two weeks prior to the meeting. He did not ask for a vote at a meeting where it was not even on the agenda. He was very transparent about what he wanted and that was why he asked for it to be put on the agenda for public comment and public knowledge leading up to the meeting. He did not appreciate him trying to lump him in with whatever was being insinuated here tonight. That was absolutely apples to oranges of what he did. He wanted to go on the record because if that was what he thought, then they were on different pages. **CM Minner** replied that typically they are. **Commissioner Connell** agreed. **CM Minner** continued to say that Commissioner Burry had the same issue that he did. **Commissioner Connell** disagreed. It was handled differently. He was not saying anything against Commissioner Burry about how he handled it. He was not there to speak with Commissioner Burry. He was there to clear the record because this is twice now over the last two meetings where he tried to insinuate that he did something underhanded, and it was absolutely not true. **CM Minner** explained that he would end by saying he was one of the bosses, but he did not insinuate that he did anything underhanded. **Commissioner Connell** mentioned that he had a disagreement with how it was presented the last two times. **CM Minner** expressed that it was not an insinuation of how they did business because there are procedures.

Commissioner Burry stated he had a question regarding the shuffleboard courts. He wanted to know if someone was in the audience who could speak on behalf of the club because he had a couple of routine questions that needed to be clarified. First, why are there locks on the gates at the shuffleboard court? **Mr. Dronsfield** responded that the gates were not locked, and those locks belonged to the city. **Commissioner Burry** wanted to verify that they had never locked the facility. **Mr. Dronsfield** explained that when Amy Fleck was the deputy director of public works, there were some problems with the homeless coming into their hallway and setting up camp. The homeless put cushions on the ground and they installed a microwave. The homeless moved right in on them. So, Ms. Fleck came over and put the city locks on those gates and, since then, they have changed and the entrance to the facility is now on the asphalt at the south end. He personally took the lock off because it did not allow for emergency vehicles to come in if someone fell and hurt themselves. The only lock that is on that gate right now is the city lock and that is at the west end. The shuffleboard people do not come in and out of that gate. **Commissioner Burry** asked if the public could walk right in and play at any time. **Mr. Dronsfield** answered yes, as long as they brought their own equipment. The gates are open. **Commissioner Burry** said they were not open by the tennis courts. **Mr. Dronsfield** stated the gates are open, so if they bring their tennis rackets and balls, they can play tennis. **Commissioner Burry** wanted to clarify that he was

saying the locks are never on the gates. **Mr. Dronsfield** stated they could walk right in the gate. A **gentleman from the audience** said if they look at it, the chain is there and the lock is there, but it is not locked. **Mr. Dronsfield** said he took one of the links and he fake locked it. It is not locked because they can walk right through the gate. **Commissioner Burry** pointed out that The Villages are always open. He wanted to make sure that the public was asking the city to maintain a facility that is open and available to the public. **Mr. Dronsfield** answered yes, it is open. **Commissioner Burry** then said the perception was that it was locked up, because that was what he had just said. It is not really locked, but there is a chain around it to look like it was locked. **Mr. Dronsfield** explained that the entrance to the shuffleboard club, the front entrance, is a walk-through gate which is wide open, so anyone can help themselves. **Mayor Reisman** closed public comments and thanked everyone for their comments.

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

Items pulled for discussion:

5.C.1 - Authorize the outsourcing of the School Crossing Guards to All City Management Services (ACMS)

5.C.10 - Execution of a Vacant Land Contract for purchase of certain real property located on William Street and described more particularly in the contract

Commissioner Pederson moved to adopt the Consent Agenda except for 5.C.1 and 5.C.10, and Commissioner Berry 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 June 9, 2025

2. Regular meeting held June 23, 2025

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida

authorizing the Mayor and City Clerk to execute a Design Contract Amendment Number 1 with Jones Edmunds for additional engineering services on the LS-72 Bypass Force Main Project in the amount of \$153,590; and providing an effective date.

ADOPTED RESOLUTION 12,057

C. RESOLUTIONS:

- 1. Resolution of the City Commission and the City of Leesburg, Florida to authorize the City of Leesburg and Leesburg Police Department to outsource the School Crossing Guards to All City Management Services (ACMS); and providing an effective date.**

ADOPTED RESOLUTION 12,058

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

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

Mayor Reisman requested comments from the Commission and the audience.

CA Watson said he did not have much on this. However, there was a comment about cleaning up the indemnification section in the contract. So, basically, they wanted to expand the indemnification protections. As he understood, Captain Romanelli had discussed that with the contractor, and he received a revised contract back, but he did not have a chance to clear it. He suggested that if the commission was agreeable, they could entertain a motion to approve this subject to attorney revisions on the indemnification section. He would then have an opportunity to look at the revision. He had already suggested language, and he was assuming that it was in line with what he suggested. If so, they would be good to go. **Mayor Reisman** asked if there were any commission comments. **Commissioner Pederson** indicated that it sounded reasonable to him. **Commissioner Berry** asked under number sixteen of the contract where it says the contractor may request a price increase as a result of any legally mandated increases. What would be considered under that? **CM Minner** responded that a legally mandated increase would be something statutory. **CA Watson** indicated that it would be a state for a federal change in minimum wage. **Commissioner Berry** wanted to confirm that they would have a sixty-day notice regardless. **CA Watson** agreed. He also noted that this is terminable upon a sixty-day notice. So, if something came back wonky with numbers, there was a termination out for the city. **Mayor Reisman** thanked him for the clarification.

Commissioner Berry moved that they accept the modification that the city attorney had listed and to move forward, Commissioner Pederson seconded the motion.

Mayor Reisman asked if there were any further questions about the modification. 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 adopted the resolution.

2. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute the Fourth Amendment to the Interlocal Agreement between Lake County, Florida and the City of Leesburg relating to the provision of library services; and providing an effective date.**

ADOPTED RESOLUTION 12,059

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 TLC Banning Ranch LLC, regarding natural gas service to the development known as Banning Ranch – Phase 4A; and providing an effective date.**

ADOPTED RESOLUTION 12,060

4. **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 TLC Banning Ranch LLC, regarding natural gas service to the development known as Banning Ranch – Phase 4B; and providing an effective date.**

ADOPTED RESOLUTION 12,061

5. **Resolution of the City Commission of the City of Leesburg, Florida, designating the City Manager or their designee as the Administrative Authority to approve Plats and Replats pursuant to Section 177.071, Florida Statutes, as amended by Senate Bill 784 (2025); providing for conflicts, severability, and an effective date.**

ADOPTED RESOLUTION 12,062

6. **Resolution of the City Commission of the City of Leesburg, Florida, executing and submitting the Certification of Taxable Value for Fiscal Year 2025-26 to the Lake County Property Appraiser; and providing an effective date.**

ADOPTED RESOLUTION 12,063

7. **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 M&C Hunt LLC, regarding natural gas service to the development known as Huntington Oaks; and providing an effective date.**

ADOPTED RESOLUTION 12,064

8. **Resolution of the City Commission of the City of Leesburg, Florida, amending the Fiscal Year 2024-25 Budget for the General, Carver Heights CRA, Electric, Gas, Airport and Fleet Services Funds for the Third Quarter; and providing an effective date.**

ADOPTED RESOLUTION 12,065

9. **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 Forestar Group, Inc., regarding natural gas service to the development known as Orange Bend Ranch Pod 2; and providing an effective date.**

ADOPTED RESOLUTION 12,066

10. **Resolution of the City Commission of the City of Leesburg, Florida approving execution of a Vacant Land Contract for purchase of certain real property located on William Street and described more particularly in the contract; and providing an effective date.**

ADOPTED RESOLUTION 12,067

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

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

Mayor Reisman requested comments from the Commission and the audience.

CM Minner said this item was in reference to the Susan Street project. When we endeavored to do the rectangle field concept at Susan Street, the initial entry plan sought to come into the park off US 27. However, for a number of reasons, that plan did not work. We actually did a negative change order and determined there was about a \$500,000 to \$750,000 savings if they were to come in off of William Street. The concept of where we were going to come in from William Street was through a parcel immediately behind PAT Sales. It would have been between Pat Sales and the parcel numbered 1653380, which is the alt key number. We have a forty-foot easement or strip of property that would have given us access to Susan Street from that area, and the commission approved that concept. The problem that we encountered with that concept was that there is a utility pole right smack-dab in the middle of our forty-foot easement.

So, we now have two choices. Choice number one is to move the utility pole and the cost estimated to move that utility pole is \$85,000. However, he would be remiss to note that it would not be a hard cash value of \$85,000. Now, there are three components that make up these types of relocation; there is a labor component, where we pay labor no matter the project, whether the electric crew is trimming trees, putting lights back on after a storm or moving poles. We have to pay those salaries. So, they are a cost, but they are an inherent cost. The equipment is kind of the same thing because the digger derrick might be doing something different or what have you. So, while labor and equipment are each around \$25,000 estimated for the project, there is about \$30,000 for materials. There is a real material cost to moving a pole. We negotiated a concept where potentially we may not have to move the pole if we purchased the empty lot, which was the lot mentioned as alt key number 61653380. It is owned by a Ms. Edmonds. If we shifted, and purchased that empty lot, we could then shift the driveway into that empty lot. Then there would be no need for us to move the pole. So, we negotiated with Ms. Edmonds for some time and when we negotiated with her, she sent us to her real estate broker. We negotiated for quite some time and ultimately the best deal that we could bring forward for consideration was the deal that they are considering tonight, which is not to exceed \$55,000. Some of the parameters in the deal have contingencies based on commission approval and based on not doing an appraisal, because the offer of \$55,000 is considerably above market value. The market value of that lot is between \$7,500 and \$10,000. So, why is there a delta in the offer versus market rate? And the answer is that it simply makes sense for the city. It makes sense in terms of not having to relocate a major utility pole, and it saves the project about \$30,000. There are two options at this stage. If the commission wants to move forward with the land purchase at this price, the city attorney already has an agreement written up that says the city will not spend one penny more than \$55,000. We would shift some of the traditional costs over to the seller due to paying a substantial amount over-market. If the commission chooses to buy the lot, the city would save a couple of dollars. If the commission decides not to buy the lot at this stage, we will move forward with relocating the utility pole. We will either purchase the lot and save a couple of bucks and some time, or we will move the utility pole. **CA Watson** pointed out that if the commission decided to purchase the lot, there would be an appraisal requirement because it is baked into state statutes, but because this property is valued under \$100,000, the commission may choose to waive the appraisal requirement. If the commission were to move forward with the purchase and if the commission were agreeable to waiving the appraisal requirement, that would be a good thing for this particular project considering the numbers involved. **Commissioner Berry** asked about the light. Would that be where the signage goes for the entrance, or would it be closer to the roadway? Where exactly would it go? **CM Minner** answered that the bigger lot would provide the city with more room, and they would weave it in a little bit more, which will in turn provide more room for signage. **Commissioner Berry** wanted to know if they could do both. Could there be a sign that tells people where they are going as well as how to get there? Wasn't that the intent? **CM Minner** replied that it was probably a secondary intent because the primary purpose right now was to get into the property as cheaply as possible. **Commissioner Berry** wanted to know if there would be signage, so people knew they were going there. **CM Minner** responded yes, but whether we can weave that in as part of a project we will have to wait and see where we are with contingencies. However, a sign is contemplated ultimately for that location and having that lot would help us to put up a nicer sign. **Commissioner Berry** said last time we talked about this, we were considering the Griffin Road entrance because of Williams Street. We were not sure about the space of entering that way. Would there be signage as well as an entrance to get in? **CM Minner** stated at this time, the signage is not considered in the motion. It is just the purchase of the lot. **Commissioner Connell** said the secondary exit to get to Susan Street seems to be a real problem. Originally, it was proposed to come off US 27 through Pizza Hut and Pat Sales. There was also a motion on the floor that was suggested by the city manager to pay for some engineering fees to lay out an easement across there. At that time, he questioned why we would pay any engineering fees prior to getting with the property owners. He was given the response that that was not the way we do it. At that time, he felt like we were putting the cart before the horse, but the commission voted to move forward with spending money on the consulting engineering

fees before we even found out if the property owner was going to play ball. Then, after the fact, we find out they were not. So then the second option was to come through William Street, and he believes at that time he was told that Williams Street was an easement which was about three hundred feet long to get back to Susan Street. Now we are here, and he had a question about the three-hundred-foot easement that we own, because it was proposed to the commission to use as an alternative secondary route to get to Susan Street. So, how is it possible that over a three-hundred-foot easement that is a city easement, that we did not know there was a utility pole in the middle of it and that it would cost \$88,000 to move? How did we not know this? It is not like it is an underground utility of somebody else's. It was a city utility pole, so how did we not know it was there before this stage? He did not understand that, and he was looking for an explanation because it is not like it was a tree that grew there overnight. He did not understand how we missed this. Then option two is that we pay over five times the amount for a piece of property than what it is actually worth in order to get around this pole. He was baffled at how we would not know a utility pole was in the middle of a three-hundred-foot easement. We are not talking about thirty miles or even three miles of rights of way or a utility easement. We are talking about three hundred feet, so how could we not know a pole was there? **Mayor Reisman** asked if there were any further commission comments before opening up for public comments? There were none. He then asked if there were any public comments? There were none. **CM Minner** mentioned, as the city attorney advised, they may want to amend the motion to include waiver of the appraisal. **CA Watson** agreed.

Commissioner Pederson made a motion to amend 5.C.11 to add a waiver of the appraisal requirement, and Commissioner Burry seconded the motion.

Mayor Reisman asked if there was any further discussion by the commission. **Commissioner Connell** wanted to know if there was a reason why we did not know that our own utility pole was in the middle of this. **CM Minner** explained that the easement was not three hundred feet, it was about forty to fifty feet wide by one hundred feet long and the reason we missed the pole was because we simply missed it. **Commissioner Pederson** stated he would call this an ordinary course of business for both the private sector and government. He wanted to point out that Commissioner Connell will attack the city manager any chance he gets. **Commissioner Connell** clarified that he was just asking a question about why we missed a pole being in the utility easement that we were planning to use as a secondary exit when we had already approved to use it for an entrance and exit. This is the eleventh hour again, and we are now being told that this entrance does not work for whatever reason. However, it was just a question, and he did not appreciate being attacked. It was a question that he asked the city manager to explain, and the city manager gave the explanation. **Mayor Reisman** asked if there was any further discussion? There was none.

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 adopted the resolution.

11. **Resolution of the City Commission of the City of Leesburg, Florida, approving and authorizing execution of a corrective warranty deed regarding certain real property that was intended to be conveyed to Leesburg 470, LLC by warranty deed recorded in O.R. Book 5222, Page 1759, Public Records of Lake County, Florida, to correct a scrivener's**

error in the legal description; and providing for an effective date.

ADOPTED RESOLUTION 12,070

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. An Ordinance of the City of Leesburg, Florida, adding a PDO (Planned Development Overlay) to the C-3 (Highway Commercial) Zoning on approximately 0.81 +/- acres to allow for outdoor storage uses for a property generally located west of Richey Road and south of W Main Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Richey Road PDO)**

ADOPTED ORDINANCE 25-38

Mayor Reisman asked the city attorney to perform the swearing-in. **CA Watson** asked anyone wishing to speak on any agenda item under the first or second readings to stand and raise their right hand. He swore them all in.

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

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

Mayor Reisman stated it was his understanding that the applicant had requested this ordinance to be tabled indefinitely. **CA Watson** pointed out that it was okay to do that because it would have to be readvertized. **Mayor Reisman** asked if they were to vote on this and vote it down, how long would the applicant have to wait before he could bring it back? **CA Watson** answered there was a one-year requirement, but he was not sure if that would clearly apply in this situation. He would have to look into that, but the maximum would be one year. **Commissioner Berry** wanted to know if we knew the reasons for the request and if the reasons need to be stated? **Senior Planner (SP), Max VanAllen** responded that the applicant emailed them asking for more time to come back with a definite plan. That was based on commission comments at the last meeting. They would like to move forward when they are ready to come back and, hopefully, they will have a site plan for the commission to contemplate along with a revised PDO based on commission comments. **Commissioner Pederson** wanted to know if they needed to set a date. **CA Watson** indicated that they did not because they would have to readvertize for that hearing. If they were to set the date and time certain, they would not have to readvertize everything because it would be a continuance of this already-noticed hearing. **Mayor Reisman** asked the city attorney what he would recommend they do. **CA Watson** explained that under the circumstances and at this point he would recommend that they pull it from the agenda and continue it indefinitely pending further direction from the applicant. If nothing is going on after some period of time, the planning and

zoning department could bring that back and shut it down.

Commissioner Pederson made a motion to continue this at a later date, the second reading, and Commissioner Berry seconded the motion.

Mayor Reisman asked if there was any further discussion. There were none.

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 tabled the ordinance.

B. FIRST READING OF ORDINANCES:

- 1. An Ordinance of the City of Leesburg, Florida pursuant to Section 196.1978(3)(o), Florida Statutes, electing to not exempt property under Section 196.1978(3)(d)1.a., Florida Statutes, commonly known as the "Live Local Act Property Tax Exemption" for certain multifamily rental units; providing for findings; providing for opt-out; providing for applicability; providing for advertising and notice to the Property Appraiser; providing for no Waiver of Rights; providing for an effective date and expiration; providing for severability and conflicts; and providing for 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.

CA Watson said essentially, the statute allows an additional tax exemption for live local project developers. Local governments such as the City of Leesburg are offered the opportunity to opt out of that tax exemption. So, essentially, this would eliminate an additional tax exemption that would exist for developers of live local projects. **Commissioner Berry** asked if it was to the city's advantage to opt out? **CA Watson** answered in a sense, but it may be neutral for the city, because really this is a private entity benefit and, by opting out of the tax incentive, the city takes that tax benefit away from the private developer. **Commissioner Berry** said this was something we would be going forward with, with the new legislative laws that have come through. Will we hear this more often? **CM Minner** responded that they will hear live-local more often. **Commissioner Pederson** added that it still needs some fine-tuning. **CA Watson** pointed out that fine-tuning was one way to put it. **Mayor Resiman** asked if there were any further comments by the commission and the public ? There were none. He stated this item would lay over.

- 2. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 24.43 +/- acres; and being generally**

located west of U.S. Highway 27 and north of Ronald Reagan Turnpike, lying in Sections 6, 7, and 12, Township 21 South, Range 24 and 25 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. (Dilly Lake MF & Gas ANNX)

Commissioner Burry introduced ordinances 6.B.2, 6.B.3, and 6.B.4 to be read by title only. CC Purvis read the ordinances by title only.

Mayor Reisman requested comments from the Commission and the audience.

Planning and Zoning Deputy Director (PZDD), Kandi Harper, said the applicant was present if the commission wished to hear from him. She was not sure if they had a presentation. However, this is a commercial project located at the intersection of US 27 and the Turnpike. It would provide for a gas station and a few other options, as well as a living option. City staff found this to be an excellent place for this type of development. Again, the applicant is here if the commission would like to speak with him. **Mayor Reisman** asked the applicant if they had a presentation?

Robert Moon of KPM Franklin, located at 6300 Hazeltine National Drive, Orlando, said they did not have a presentation. However, he would be happy to answer any questions, or he could walk them through the site plan if there were any questions. **Mayor Reisman** asked if there were any questions for the applicant? **Commissioner Connell** said he would reserve his comments for second reading. **Commissioner Burry** said they were requiring a four-foot berm at the front of US 27, but he saw nothing noted on the Turnpike side. **Mr. Moon** responded that the Turnpike side has a natural berm. Plus, the property drops that way, so the Turnpike would be going up, and the property would be going down. There is quite a difference in grade there. **Commissioner Burry** wanted to know if there were any expectations that the residents would have noise problems from the Turnpike? He knows there is a pond at that end. **Mr. Moon** agreed and said with today's construction material windows, they do not necessarily expect that or anticipate that. **Mayor Reisman** asked if there were any further commission or public comments. There were none. He requested that the applicant provide a brief presentation at the second reading to go over everything with the commission in more depth. He stated this item would lay over until August 25th.

3. **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 24.43 +/- acres from Lake County Regional Office to City of Leesburg General Commercial, for a property generally located west of U.S. Highway 27 and north of Ronald Reagan Turnpike, lying in Sections 6, 7, and 12, Township 21 South, Range 24 and 25 East, Lake County, Florida; and providing an effective date. (Dilly Lake MF & Gas SSCP)**
4. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 24.43 +/- acres from Lake County PUD (Planned Unit**

Development) and to City of Leesburg PUD (Planned Unit Development) to allow for the development of 300 multi-family dwelling units and convenience store with 16 fueling stations, for a property generally located west of U.S. Highway 27 and north of Ronald Reagan Turnpike, lying in Sections 6, 7, and 12, Township 21 South, Range 24 and 25 East, Lake County, Florida; and providing an effective date. (Dilly Lake MF & Gas PUD)

5. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 90.28 +/- acres; and being generally located west of U.S. Highway 27 and south of the Florida Turnpike, lying in Section 12, Township 21 South, Range 14 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. (Kalos ANNX)**

Commissioner Pederson introduced ordinances 6.B.5, 6.B.6, and 6.B.7 to be read by title only. CC Purvis read the ordinances by title only.

Mayor Reisman requested comments from the Commission and the audience.

PZDD Harper stated this was fundamentally an economic development opportunity as well as an opportunity for students in Leesburg to learn a trade. This is expanding and relocating a business, a corporate office, and it would also provide housing for people. This is a very good location for this type of development. It would look good on the Turnpike as well as on US 27 as the gateway into Leesburg. Again, this is an economic expansion and it provides an opportunity for people. The applicant is present if the commission would like to speak with them. **Mayor Reisman** asked if the applicant would like to say anything.

Darcy Unroe of Unroe Engineering, 2750 Taylor Avenue, Orlando, said they are the engineers for the project. He did not bring anything with him to discuss, but he would be happy to answer any questions. **Commissioner Connell** asked what kind of businesses? **Mr. Unroe** answered it would be mechanical, plumbing, and electrical. They are based in Clermont now, and they want to move their headquarters here. The idea for this project was to create a campus feeling because it is a large piece of property, and they did not want to overdevelop it. They want a really nice office warehouse along with a training center for their employees and the community. There would be about thirty units or so of residential that would primarily be for their employees, but, of course, it is open to others. It would not be restricted or anything. That is the general gist of the project. **Commissioner Burry** said he had written down sixteen units. **Mr. Unroe** agreed and said he may have overstated. **Commissioner Burry** wanted to verify that the housing was planned more for employees. **Mr. Unroe** agreed. That was the goal and idea. They want to have a place for their employees to work and live. They also have people that come in from out of town, so they may save a couple of units for those folks. That way they would have a place to stay when they come to visit. **Commissioner Connell** asked about the name of the company. **Mr. Unroe** answered it was Kalos Services. **Commissioner Connell** wanted to verify that he said electrical and mechanical? **Mr. Unroe** responded it would be electric, mechanical, and plumbing. **Commissioner Burry** wanted to

know if they anticipated any problems because they were showing a bridge over a little piece of wetland. **Mr. Unroe** responded that it would be for small access. They purchased another piece of property farthest south of the Turnpike to get away from that intersection. It was kind of a funky way to get in, but that is the only way to access this property. **Mayor Reisman** asked if there were any other commission or public comments? There were none. He stated this item would lay over until August 25th.

6. **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 90.28 +/- acres; and being generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 12, Township 21 South, Range 14 East, Lake County, Florida; and providing an effective date. (Kalos LSCP)**

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

Mayor Reisman asked if there was any discussion on this. There was none.

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 approved the transmission of the application to the state for review.

7. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 90.28 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow for a mixed-use development, for a property generally located west of U.S. Highway 27 and south of Florida Turnpike, lying in Section 12, Township 21 South, Range 14 East, Lake County, Florida; and providing an effective date. (Kalos PUD)**

C. NON-ROUTINE ITEMS:

1. **Selection of Voting Delegate for Florida League of Cities 2025 Conference**

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

Mayor Reisman said he knows Commissioner Berry is planning on going, and he believes he will be able to attend as well. However, he did not know if anyone else had any intentions of going. If Commissioner Berry was willing, they would be the voting delegates. **Commissioner Pederson** thanked them both for attending. **Mayor Reisman** asked if they needed to make a motion on this item. **CA Watson** indicated that they needed to decide which one would be the voting delegate. However, they do not need to make a motion on that. They just needed to decide who. **Mayor Reisman** said he would go to the conference, but

Commissioner Berry could be the voting delegate. **Commissioner Burry** mentioned that the conference runs from August 14th to August 16th.

2. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the ratification of the Collective Bargaining Agreements for Re-Openers with the Florida Police Benevolent Associations, Inc. for Officers/Detectives and Corporals/Sergeants; and providing an effective date.**

ADOPTED RESOLUTION 12,068

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

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

Mayor Reisman requested comments from the Commission and the audience.

CM Minner stated this was the collective bargaining agreement for the police benevolence association with all the terms that were discussed during the budget workshops. **Mayor Reisman** asked if there were any other comments from the commission or the public. There were none.

The roll call vote was:

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

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

3. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Ratification of the Collective Bargaining Agreement for Re-Opener with the Professional Firefighters of Leesburg Local 2957, IAFF, AFL-CFO-CLC; and providing an effective date.**

ADOPTED RESOLUTION 12,069

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

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

Mayor Reisman requested comments from the Commission and the audience.

CM Minner stated this was the collective bargaining agreement for the IAFF that included all the ramifications and benefits that were discussed during the budget workshops. **Mayor Reisman** asked if

there were any commission or public comments? There were none.

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 adopted the resolution.

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:

A. FY 26 Budget Update

CM Minner said following up on the budget. He was going to provide periodic budget updates as they went through the process. Basically, we had the DR-420 that was under the consent agenda and that was approved. So, that set the millage rate at the current rate, which was a tax increase. They do not have to use that millage rate, but they cannot go above that. Also, today, with the commission ratifying the CBAs, it now ratifies the agreements for the last year of the three-year term and FY 26 will mark the end of both CBAs. So, he would estimate that come April 2026 they will start in earnest to open up the whole CBA and negotiate all articles. He will be back to the commission about this time next year. As far as other budget ramifications, there was really nothing else to report on.

10. ROLL CALL:

Commissioner Pederson had no comment.

Commissioner Berry had no further comment.

Commissioner Connell said he forgot to hand out a letter during the shuffleboard courts discussion. He had a letter from Elise Dennission, and she would like it submitted as a public record. He passed a copy to each commissioner.

Commissioner Burry had nothing to comment on tonight.

Mayor Reisman informed everyone that this Saturday they will be holding the Back-to-School Bash at the Venetian Center. He would love to see everyone out there supporting our eight local schools. He also wanted to thank the Hope Coalition, the Leesburg Police Department and all the volunteers who came out and helped over the weekend at Walmart, stuffing the SWAT truck and collecting money to provide backpacks and school supplies for our eight local schools. Kudos to them and all the volunteers that helped. He closed by saying he would see everyone at the budget workshop meeting that is scheduled for tomorrow at 5:30 p.m.

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 Burry, the meeting adjourned at 7:38 p.m.