

**AGENDA MINUTES  
CITY COMMISSION MEETING  
CITY HALL, 501 W MEADOW STREET  
MONDAY, JANUARY 26, 2026 5:30 PM**

**1. CALL TO ORDER**

The City of Leesburg Commission held a regular meeting on Monday, January 26, 2026, at Leesburg City Hall. Mayor Pro Tem Pederson called the meeting to order at 5:36 p.m. with the following members present:

Commissioner Jimmy Burry  
Commissioner Jay Connell  
Commissioner Alan Reisman  
Mayor Pro Tem Mike Pederson

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

**INVOCATION**

The Invocation and the Pledge of Allegiance were conducted at the Greater Leesburg Community Redevelopment Agency meeting, which was held immediately prior to this meeting.

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

**2. PROCLAMATIONS:**

A. None

**3. PRESENTATIONS:**

A. None

**4. PUBLIC COMMENTS:**

**At this time, the public may bring matters to the attention of the City Commission. Please note that issues raised during this time will not be discussed, but your comments will be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. If you are speaking about an item that will be considered later in this meeting, your comments will be heard during public hearings. Each speaker is allocated three minutes. Kindly adhere to this time limit to ensure equal opportunity for all**

**participants. Thank you!**

Gary Baker of 1628 Karen Perkins Street, The Villages, said he was there to get some information about the Leesburg Gas situation and the contract with the South Sumter Gas Company. He spoke with his district representative and Don Wiley, the head Sumter County Commissioner, and they suggested that he talk to the city manager. He also talked to the finance director, who sent him the gas contract. The folks in the villages wanted him to come and make a statement and to get information. He looked over the natural gas system construction purchase and sale agreement between the South Sumter Gas Company (SSGC) and the City of Leesburg, Florida. He noticed in the contract that the South Sumter Gas Company was managed by Kelsey Morse Manley, who is one of the Morse family who are the original builders of The Villages. They are the players for the South Sumter Gas Company. At the bottom of page nine, under number ten, it says the payment of a purchase plan. It says the city shall calculate and pay the purchase price to SSGC on a monthly basis throughout the term. Then page eight says for each residential customer served by the city under this agreement, in other words, for each village customer under this agreement there will be a purchase price customer charge per month of 6.93, and there will also be a per term charge of 0.53988. This contract was entered into in 2018, so it is six years old. He wanted to know when this purchase by the City of Leesburg from the South Gas Company would be completed, because the whole idea of the contract is the purchase and sale agreement. He thought it was all built now because all the infrastructure and big pipes are in and everything is running. It is all brand-new equipment, so he wanted to know about the timeline for when the purchase and sale from SSGC to the city would happen. **Mayor Pro Tem Pederson** stated he would have the city manager follow up with him after the meeting. **CM Minner** added that his question was very ambiguous because the contract is ambiguous in that regard. Essentially, he was happy to talk to him offline. He knows he was transferred to the finance director because he was unable to take his message. The finance director manages that contract, so in short, the agreement is that the City of Leesburg and SSGC partnered to build gas services for The Village's customers. The Village customers have a separate rate outside the native city residents. If he had gone through that contract, he would have noticed that they separated village customers and native customers, so we have a two-tiered pricing system. The pricing structure is two-tiered because it required significant construction of infrastructure that The Villages took on when they built the infrastructure. The payment to The Villages, which is what he was saying, was called a dedication, and that is really a payment to The Villages for, and eventually they will transfer the ownership. The city owns the system because it is dedicated to us, but we continually pay The Villages a share of the revenues to cover the costs of construction. We then tied the rates to a different structure, so the system would recover costs. So Leesburg Village customers, the native customers, are different and there is a different price structure, and it is rooted back into how that system was constructed. He had already provided that information to him, but if he would get his information from the finance director and reach out to him after the meeting.

**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.4.a** - Lessor Consent to Sublease Agreement between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and Javier Mouriz;

**5.C.4.b** - Lessor Consent to Sublease Agreement between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and David Chris Curry; and

**5.C.4.c** - Lessor Consent to Sublease Agreement between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and Bryce Bock.

Commissioner Reisman moved to adopt the Consent Agenda except for **5.C.4.a**, **5.C.4.b**, and **5.C.4.c**, and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Burry	Yes
Commissioner Reisman	Yes
Mayor Pro Tem Pederson	Yes

Four 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 January 12, 2026**

**B. PURCHASING ITEMS:**

- 1. Purchase request for one (1) new Caterpillar Diesel generator for the Airport Runway in the total amount of \$95,982.41 from Ring Power using Sourcewell Contract number 092222-CAT.**
- 2. Purchase request for one (1) new Caterpillar diesel generator for the Airport Tower in the total amount of \$115,045.00 from Ring Power using Sourcewell contract number 092222-CAT.**
- 3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Change Order for an existing contract with Forefront Architecture & Engineering, LLC, for a total of \$26,510.00; and providing an effective date.**

**ADOPTED RESOLUTION 12,180**

- 4. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Change Order for an existing contract with Forefront Architecture & Engineering, LLC, for a total of \$20,375.00; and providing an effective date.**

**ADOPTED RESOLUTION 12,181**

**C. RESOLUTIONS:**

- 1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Electric Service Agreement between the City of Leesburg and Core G James Landing, LLC., regarding electric service to a development known as James Landing; and providing an effective date.**

**ADOPTED RESOLUTION 12,182**

- 2. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement to the City of Leesburg from Mobile Power Generators, LLC, for the purpose of granting the City an Easement over the property described therein; and providing an effective date.**

**ADOPTED RESOLUTION 12,183**

- 3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an agreement between the City of Leesburg and the Florida Department of Transportation (FDOT), regarding execution of the RISA (Roadway Illumination Services Agreement) for the capital costs associated with the purchase and installation of lighting; and providing an effective date.**

**ADOPTED RESOLUTION 12,184**

- 4. Aerostat, Inc., Lessor Consent to Sublease Agreements**
  - a. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement, between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and Javier Mouriz; and providing an effective date.**

**ADOPTED RESOLUTION 12,185**

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

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

Mayor Pro Tem Pederson requested comments from the Commission and the audience.

CM Minner explained that the airport was dealing with an expiring umbrella lease agreement with

Aerostat. This is probably the last remaining agreement that the city has in place where the terms for the city are not very good. We have spent the last decade going through the airport leases trying to get them at a fair market price, and we have been very successful at that. Most of the leases at the airport are now at market value with land prices. It is now somewhere between sixteen and twenty cents per square foot per year. This lease is still down at one to two cents. **Commissioner Reisman** pointed out that the city only gets \$10 a year. **CM Minner** added that it is a stinker of a lease. It is set to automatically renew for two more five-year terms. One five-year term and then a second five-year term, which are automatic renewals barring Aerostat being in default. As much as we want to get rid of this lease, we really cannot unless Aerostat is in default. He believes their term ends in March of this year. So, we are almost to the end of this term, and as it happens, the Aerostat lease is in default. The Aerostat lease is in default because Aerostat subleases their facility to three different entities, which are the subleases being considered under 5.c.4a, b, and c. We have let Aerostat know that they are in default because they did not seek the city's approval for those subleases. The umbrella lease allows them to sublease, and the city commission cannot unreasonably deny a sublease. So, just because Aerostat has a great lease, and they are making money off their subleases, that is not a reason for the commission to say no sublease. There has to be a bona fide reason to reject a sublease. In this particular case, we think it is best to deal with the subleases. We, as staff, believe it is best to deal with the subleases before dealing with the main umbrella Aerostat lease, which will expire in about ninety days. Pursuant to pretty much everything, somebody has the right to cure before they can take any type of action. So he would consider the consideration of these subleases as a cure method. They are being asked to approve subleases and if the commission approves these subleases, they will cure the main Aerostat lease. However, the commission needs to consider the subleases before approving them. The sublease that is 5.C.4.a is a lease where there are no reasons to deny a sublease to that entity. Sublease 5.C.4.b and sublease 5.C.4.c are both entities who are trying to sublease from Aerostat, and they have leased directly from the city, and they have been in default. Therefore, the commission has a reason not to approve a sublease for items 5.C.4.b and 5.C.4.c and the reasons for denying the subleases would be that they defaulted with the city directly. Should the commission approve all the subleases, the Aerostat main lease would then be cured, and they would be eligible for renewal come March or April. Should the commission decide not to approve one or all of these subleases, they will still be in default. We would notify them that they are in default, and Aerostat would have an opportunity to cure their problem of subleasing to come into compliance, and presumably they may or may not do that. He would ask the commission to consider the sublease options. We did not give a definitive staff recommendation on this, which he would change now. The reason that staff did not provide a recommendation was because there was a lot of information going on. The airport advisory board did recommend approval 4-1, to approve all three subleases. He was not at the meeting, but he did speak with the airport manager about the meeting. There was a lot of discussion before they reached that 4-1 vote. However, his recommendation would be to approve sublease 5.C.4.a and to deny sublease 5.C.4.b and 5.C.4.c because those entities have defaulted with the city in the past. That is why the commission needs to read each resolution separately so they can vote on each item separately.

**Commissioner Burry** asked for further clarification because it was mentioned that Aerostat was up in ninety days. **CM Minner** explained that the term of their lease expires, but they go into the renewals of their lease and the lease is automatically renewed. **Commissioner Burry** asked if Aerostat was still a viable company that works at our airport. **CM Minner** said that Aerostat is a viable entity that rightly leases property from the city. **Mayor Pro Tem Pederson** asked if he knew who the principal was? **CM Minner** answered that the principal of the business was transferred to his wife, and she now manages Aerostat. **Commissioner Reisman** added that the building transferred assets to the wife, but he believed the company was bought out by another company. However, he was not 100% sure. **CM Minner** commented that there was still a bona fide lease. **Commissioner Reisman** remarked that the company that was operating there was sold, but the entity that owns the building is still bona fide. He is their hangar neighbor, and he has not seen any activity in that hangar. **Mayor Pro Tem Pederson** asked if there were any other comments from the commission. There were none. He asked for public comments.

Mary Cochran of 818 Palm Harbor Court said she was the proprietor of Aerostat, and it has not been sold. A portion of the company which was a separate entity has been sold, but Aerostat is still running as Aerostat. **Mayor Pro Tem Pederson** thanked her for that clarification. **CM Minner** commented that at the end of the day, they have a bona fide lease that is true and valid with Aerostat. They are in default right now because potentially they have three subleases that have not been approved by the city commission. The city commission is responsible for reviewing those subleases and that is what they are doing. They need to deal with the subleases first, and of the three subleases that they need to consider, two have been in default directly with the city, so he would recommend to the commission that they not approve subleases for people or entities who have been in default with the city. **Ms. Cochran** pointed out that she had no idea that those two were in default with the city. **CM Minner** remarked that he understood, and they needed to let the commission act and if they choose not to approve these subleases, he would be in touch with her. **Mayor Pro Tem Pederson** said for clarification they have been aggressive in every situation to get the airport lease rates up to market rates. It is not like one party is being singled out, it has been consistent across the board in an effort to get the airport properties leased at a fair market rate. **CM Minner** added that it is critical that this body understands that they should not make a decision based on a bad lease. They have to make a decision based on the legal principles around that lease. **CA Watson** agreed. He was going to echo the city manager's comments. They talked about this and his summary of everything was pretty spot on.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Reisman	Yes
Commissioner Connell	Yes
Mayor Pro Tem Pederson	Yes

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

- b. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement, between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and David Chris Curry; and providing an effective date.**

#### **DENIED RESOLUTION 12,186**

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

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

Mayor Pro Tem Pederson requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Reisman	No
Commissioner Connell	No
Commissioner Burry	No
Mayor Pro Tem Pederson	No

No yeas, four nays, the Commission denied the resolution.

- c. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement between the City of Leesburg and Aerostat, Inc., for a sublease agreement between Aerostat, Inc. and Bryce Bock; and providing an effective date.**

**DENIED RESOLUTION 12,187**

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

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

Mayor Pro Tem Pederson requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Connell	No
Commissioner Burry	No
Commissioner Reisman	No
Mayor Pro Tem Pederson	No

No yeas, four nays, the Commission denied the resolution.

5. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Lessor Consent to Sublease Agreement between the City of Leesburg and TEEM Properties, LLC, for a sublease agreement between TEEM Properties, LLC and Plane Envy Aviation, LLC; and providing an effective date.**

**ADOPTED RESOLUTION 12,188**

6. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Parking Area Improvement and use Agreement between the City of Leesburg and LifeStream Behavioral Center, Inc.; and providing an effective date.**

**ADOPTED RESOLUTION 12,189**

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.**

**A. SECOND READING OF ORDINANCES:**

1. None

**B. FIRST READING OF ORDINANCES:**

1. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 2.98 +/- acres from City of Leesburg SPUD (Small Planned Unit Development) to SPUD (Small Planned Unit Development) to allow for light industrial uses for a property generally located north of Casteen Road and west of South Street, lying in Section 28, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Petralanda SPUD)**

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

Mayor Protem Pederson asked the city attorney to perform the swearing-in. **CA Watson** asked anyone wishing to speak on item 6.B.1, the Petralanda SPUD rezoning, to stand and raise their right hand. He swore them in. **Mayor Pro Tem Pederson** requested comments from the Commission and the audience.

PZD Miller stated this project was called Petralanda. It consists of rezoning only. It is on a site of 2.98 plus or minus undeveloped acres, mostly undeveloped acres. It is generally located on the north side of Casteen Road just west of South Street. Referring to an aerial, he pointed out the Citadel of Hope property, which was just north of this. The request is to change the zoning from small planned unit development to small planned unit development with revised conditions. The request is for a future development consisting of a warehouse and storage. There were no department comments offered. The Lake County Public Works wanted them to get a commercial driveway permit, which is standard comments, along with some additional rights of way. There were no public responses. Under the terms of the SPUD agreement, the uses they are proposing are office, warehouse, distribution, light logistics, light manufacturing, contractor and trades, indoor storage, and technology services like computers. They put enough uses there so they do not have to come back if they build and sell at a later date. They added the design standards for the screening of mechanical equipment and, of course, the usual dark sky lighting, and thirty-five percent open space. There is a two-floor maximum. If there are any roadway improvements required, the developer will have to make those and that will come from Lake County. The entire site will be on city water and wastewater. They also included the four-year phasing requirement. **Mayor Pro Tem Pederson** asked if there were any commission comments.

Commissioner Burry wanted to verify what the last PUD was. **PZD Miller** said he believed it was residential.

Brett Jones of 700 Almond Street thanked staff for their help. He did not have anything to add beyond what the planning and zoning director had already said. He was happy to answer any questions. **Mayor Pro Tem Pederson** stated this item would lay over until the February 23rd meeting.

**C. NON-ROUTINE ITEMS:**

1. None

**D. U.S. HIGHWAY 441/27 COMMUNITY REDEVELOPMENT AGENCY:**

1. **Resolution of the U.S. Highway 441 / 27 Community Redevelopment Agency of the City of Leesburg, Florida authorizing the Chairperson and Secretary to execute a resolution approving Fiscal Year 2026 Façade Sign, and Landscape Grant Awards; and providing an effective date. (FSL Grants 441 / 27 2026).**

**ADOPTED RESOLUTION 54**

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

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

Mayor Pro Tem Pederson requested comments from the Commission and the audience.

Commissioner Reisman thanked staff because he knew this was part of a big push. He also appreciated Dianne Yekel for all her hard work on this. **Mayor Pro Tem Pederson** asked if there were any other comments from the commission or the public. There were none.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Reisman	Yes
Commissioner Connell	Yes
Mayor Pro Tem Pederson	Yes

Four 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 informed the commission that on Wednesday morning he has the motion to dismiss the hearing in the Shuffleboard case. They will see how that goes, and he would let everyone know how that shakes out. The most likely outcome would be that they get an opportunity to file an amended complaint, which they would have twenty days to do, or they are asked to file an answer in response to their petition. That is most likely what will happen after that hearing, and again he would let everyone know how that

plays out after it is over. **Mayor Pro Tem Pederson** wanted to verify the date of the hearing. **CA Watson** replied that it would be this Wednesday the 28th in the morning.

**9. CITY MANAGER ITEMS:**

CM Minner had no items to address.

**10. ROLL CALL:**

**Commissioner Reisman** commented that since there would not be another commission meeting beforehand, he wanted to let everyone know that on February 7th at the airport, they are hosting their third annual Food Truck Fly-in. There will be a bunch of food trucks and aircraft out there. He thanked the airport manager for all her hard work on that. Then, over the weekend, they held their first community garden event. There were a lot of volunteers, so that has really taken off. Also, the business planter program is also well underway. He wanted to thank everyone for all the support.

**Commissioner Connell** had no comment.

**Commissioner Burry** had nothing to comment on.

**Mayor Pro Tem Pederson** had no comment.

**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 Reisman and a second by Commissioner Burry, the meeting adjourned at 6:02 p.m.