AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, NOVEMBER 22, 2021 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, November 22, 2021, at the Venetian Center. Mayor Christian called the meeting to order at 5:35 p.m. with the following members present:

Commissioner Jimmy Burry
Commissioner Jay Connell
Commissioner Dan Robuck
Commissioner Mike Pederson
Mayor John Christian

Also present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

INVOCATION

Mayor Christian gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America at the Carver Heights / Montclair Area Community Redevelopment Agency (CRA) meeting immediately prior to this meeting.

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

2. PROCLAMATIONS:

A. Leesburg High School Bowling Team - State Champions!

Mayor Christian presented a proclamation to the Leesburg High School Bowling Team in recognition of winning the State Championship. He thanked the boys' bowling team for representing the city as a whole in a positive manner while attending the State Championship.

Bowling Team members are Truman B, John C (C), Edward P, Evan P, ChristianP, Liam P, Tristian W, and Conner Z. Coaches are Jason Horton, Caleb Urban, and Mike Urban.

Commissioner Connell made a motion to donate three thousand dollars towards their trip to Kentucky for the Nationals competition and Commissioner Burry seconded the motion.

Mayor Christian asked Coach Horton to come forward and provide some details on the Nationals so everyone knows what the City could be donating money towards. **Coach Horton** thanked the commission for even considering this. It was an honor just winning the State Championship and qualifying for Nationals. The Nationals will be held in Louisville, Kentucky and they need to raise six thousand dollars so every member can go. That covers their stay, food to eat and their bowling. It is the weekend of June 18-22, 2022. They are really excited about this and believe they have a really good shot. **Mayor Christian** pointed out that they had a motion and a second, to donate three thousand dollars towards the trip. He asked for any discussion or comments. There was nothing further.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission approved donating three thousand dollars towards the Leesburg High School Bowling teams trip to Kentucky for Nationals.

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. Issues brought up will not be discussed in detail at this meeting. Issues will either be referred to the proper staff or will be scheduled for consideration at a future City Commission Meeting. Comments are limited to three minutes.

Joannie Smalley, Executive Director for the Leesburg Partnership, thanked the community, the commissioners and the board of directors for a very successful Leesburg Bikefest. They are not done with their numbers, but they do appreciate everyone's support. It was a great event and the weather was perfect. They had a good event and everyone seemed happy. She wanted to thank everyone for their support and hard work. It was really appreciated.

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.B.2 = Improvements at Pat Thomas Stadium

Commissioner Robuck moved to adopt the Consent Agenda except for 5.B.2, and Commissioner Pederson seconded the motion.

The roll call vote was:
Commissioner Robuck Yes
Commissioner Burry Yes
Commissioner Pederson Yes
Commissioner Connell Yes
Mayor Christian 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 November 8, 2021

B. PURCHASING ITEMS:

1. Purchase request by the Information Technology Department for desktop and laptop computers as part of the City's annual program for computer hardware replacement.

2. Purchase request by Public Works for improvements at Pat Thomas Stadium using an existing Job Order Contract with Johnson-Laux Contracting, Inc. for an amount not to exceed $400,000.00.

CC Purvis read the purchase request by title only.

Commissioner Pederson made a motion to approve the purchase request and Commissioner Connell seconded the motion.

Mayor Christian requested comments from the Commission and the audience.

Commissioner Connell stated that Mr. Johnson is in attendance and he would like to provide him with a few minutes to talk about the improvements along with what he might see needed in the future for Pat Thomas. **Chuck Johnson** thanked the commission for the opportunity to work on this project. On behalf of Tyler Brandeburg, Ken Higgins and John Myer, they are all grateful for this opportunity. The stadium means a great deal to the city and they care about it more than most people. The city graciously allocated four hundred thousand dollars for improvements and they have worked diligently in prioritizing those modifications and improvements to the stadium to get the biggest bang for the buck, not only for the city but for the stadium. He felt they outlined everything pretty well. As with everything, they were a little over budget so they met last week and cut a few things out. Two items were cut that they thought should have been left in there, but they had to get under four hundred thousand dollars. He said if they wanted to know what those two things were they would have to ask him, but it would still be a significant improvement to the stadium. The long term goal for the stadium is that it is used for more than just baseball. It would be a great venue for many other events and, with these improvements, that could make it a lot easier. There is no reason why the city cannot connect this with Venetian Gardens and Venetian

Cove. We can make the stadium an intricate part of it with everything going on down here. They would be grateful. When speaking with Commissioner Connell, he was grateful for his input and willingness to steer this project. He was asked the other day by Travis Rima if he was happy and he replied no; he will never be happy, but is a lot happier, but he will never be satisfied. The next thing he would the city to consider is the vacant building to the left of the stadium as you come in. Where the church and the medical center are for the city. He would like the city to consider allowing them to integrate that into the stadium on a temporary basis. Where they could create a museum of the history of Leesburg's baseball to give the people in the city the opportunity to come and look at the history of Leesburg's baseball. They are hoping for about six or seven months, but they will never get them out. They could put great use to that building in conjunction with the stadium and the citizens of our community. We can make it better along with the city. It is their goal to partner with the City of Leesburg to make it better. **Commissioner Connell** asked what two items he was referring to? **Mr. Johnson** answered that they moved the fence back closer to the road. The idea was to concrete that area from the new fence back to the stadium so they could have more useful space all the time for the different venues and events that they anticipate having. If you go to any stadium, they do not have any grass. There is a solid base where they can put up tents and things of that nature. The other thing they wanted was better handicap parking spots. They wanted three or four handicap parking spots paved so folks did not have to park on the grass. They thought it was worthy of that. They did this as a priority, but they had to whittle it down last week and they said it had to go. These were the least priorities they had, so feel free to put those back in if you want too, but they are already at the four hundred thousand dollar mark, which is what they promised to come in at. **Commissioner Connell** asked if he had a rough cost for these two items. **Mr. Johnson** stated it would be about forty to sixty thousand dollars. **Commissioner Connell** wanted to confirm that it would cost an additional sixty thousand dollars for those two improvements. **Mr. Johnson** answered that it would make a lasting improvement to the stadium. Paint gets old, but the floor and the concrete that we walk on never gets old. In the budget, there were some requirements being made for the third base side bleachers to make it more accessible for folks who have a hard time walking. That maintenance item should have been done a long time ago and not in the budget for this renovation. It is in an appropriate place for it, but we could have swapped that money out for something else. Now it is just as important to have people be able to facilitate getting into the bleachers because that is what they walk on. **Commissioner Connell** agreed it has been years since this city has dumped any significant amount of money into Pat Thomas and it is time that we did this. **Mr. Johnson** pointed out that we have owned this stadium since 1937, it is now 2021, and it is only appropriate. This will probably be the last time it will happen in his lifetime and he is grateful for the opportunity. He also appreciates the opportunity to serve the city and he thinks that Pat Thomas is worthy of being part of the city. **Commissioner Connell** remarked that he would like to see the city put in the additional sixty thousand dollars to make these two additional improvements and do this absolutely the right way. **Mr. Johnson** said he would like them to not give up on his museum either. **CM Minner** stated, not to be argumentative, but just for the record, that the estimated amount was eighty thousand dollars for those improvements. **Mayor Christian** remarked that we have a motion on the floor for four hundred thousand dollars if someone wants to entertain a motion to do something different. He then asked if there was any more discussion on this item. He said when Mr. Brandeburg and Mr. Myer came to the city for the presentation, they went to staff to work those issues out for Pat Thomas because that was something we wanted done and the commission was gracious to look at it without having a lot of deliberation. We sent it to the staff and they worked on it. It came back and we said put eighty thousand dollars more into it. His understanding of the building is that the church is not using it, but he is unsure about the Health Clinic. He knows what six months will turn into. They would be there for twenty years. Then we would be here having a debate on how to get the baseball museum out of the Cultural Arts building, but that is a discussion for another time. Right now, we need to discuss the four hundred thousand dollars that is on the table unless somebody wants to amend the motion.

Commissioner Robuck stated that originally the number started out much lower. He believes it was about two hundred thousand dollars, then we went up to four hundred thousand dollars. He asked how many private funds have been raised from Pat Thomas over the years? **Mr. Johnson** answered to the best of his knowledge, there have been no private funds raised for this particular project nor has anybody requested that from the city. **Commissioner Robuck** said this is something they should consider because he sees other areas doing it and he could not imagine that being the bulk of the funds. With the museum, we have a master plan covering that whole area and that master plan states there is to be a parking lot because we need more parking for Venetian Gardens. We already have one museum that we need to talk about in Leesburg that is not being used, but he appreciates Mr. Johnson always asking for stuff. **Commissioner Connell** said it has been a long time since any money has been put into Pat Thomas and this is a center piece of the city and the county. It definitely plays right into the master development of Venetian Gardens. He agrees and appreciates the commission going with the four hundred thousand dollars. However, when we talk about another sixty to eighty thousand dollars to finish up the improvements, he would like to see us add that additional money to get this project done the same way as everything else that has been done at Venetian Gardens. It should not be that big a deal to add the additional money to finish Pat Thomas, especially in light of how many years it has been since the City has put any improvements into that stadium. Plus, we are looking at making this stadium more of a multi-purpose venue. We should have the proper handicap parking along with everything else we have talked about. **Commissioner Burry** wanted to know if we were to approve the additional eighty thousand now for these projects or if we came back in six months or a year from now, would there be a huge cost difference? Would it be cheaper to do them now while the renovations are going on? **CM Minner** replied that he did not think that number would be crazy one way or the other because they are concrete improvements so they could be added later. Those numbers depend on where the construction market goes. It would still be about eighty thousand dollars. If we did it now, it would make the construction sequence, but we would need an amendment to the motion for the eighty grand. We could roll the money over from the dock project, or from interest earnings, or they could tap into the reserve fund if this was a priority issue. He does not believe there would be a financial issue, so if they want to take the extra money, that is how they would wing it. Essentially, the trade off is that they do this project and another project would be delayed. **Commissioner Pederson** wanted to know if these improvements would benefit a concert if it were held there? He understands the parking, but would the concrete being poured for tents improve that? **Mr. Johnson** responded that it would be inside the fence extending out from the fence closer to the road. Currently, there is a grassy dirt area and that would be concrete. **Commissioner Pederson** remarked that this is a bit confusing because he never saw a plan for this. **Mr. Johnson** said it would be from the concession stand which is about twenty-five yards northeast of the concession. It would begin at the edge of the stadium by the upramp and it would go all the way around the front of the stadium. **CM Minner** added that the fence right now is behind the crepe myrtle and the new wrought iron fence will be attached to the gateway. That chainlink will go away and the wrought iron fence will come in and it will give them about thirty feet in front of the stadium entryway. They want to put concrete in there and keep the crepe myrtle or add some other type of landscaping. That would create some form of promenade, which would be a nice improvement. **Mayor Christian** asked why they had not seen a landscape plan for this? They are voting in the dark. He hears what they are saying about it being on the first base line and that it is concrete, but why have they not seen anything? **CM Minner** answered they are trying to get this done in the current budget year in order to get everything started for the baseball season. They have shown concepts of painting schemes and those types of things. There are pictures in the packet showing what the wrought iron fence will look like along with the gateway. What got cut out and not included in the packet was the concrete areas. He was not sure if a picture would really help with that. He thinks it was explained pretty well, including the landscaping. We are not talking about anything major about landscaping. We are talking about keeping the crepe myrtle and doing some different stuff. Basically, all they would do is put a concrete area inside that larger gateway. That means about seventy-five to a hundred feet from the building would be concrete. It would be a place where people could gather and congregate. A place where vendors could setup tents for different events and it will create a nicer promenade around the entryway into the stadium. If we render that and start doing drawings, we are spending more dollars on something that is pretty conceptually easy. **Commissioner Pederson** commented that he does understand. He knows he confused Mr. Johnson because he did not see plans, but he was not clear about what he was talking about. **CM Minner** said that the landscape plan is not major. We would keep the existing crepe myrtles with boxes and put perennials in front. **Commissioner Pederson** inquired if this would benefit the stadium for other events? **CM Minner** said yes, if there was a concert people could use this area. **Mr. Johnson** said it would become useable space for all intended uses. **Commissioner Pederson** stated that he likes this and he tries to be fiscally responsible. He believes in doing projects right and he said the same thing about the pool. If we are going to do it, let's do it right. **Mayor Christian** commented that he would be voting no because he does not like the last minute asking for another dollar. They already came back once asking for more money and that turned into four hundred thousand dollars, and now you are asking for another eighty thousand dollars. He is good with the four hundred thousand dollars because that is what we agreed too. He is not comfortable coming up again. We can say we explained the concrete on the side, but if we are going to add another eighty thousand dollars, he does not think having an auto-cad drawing of what that would look like should be that much to offer. We should not be setting a precedence where you can just come into a meeting, walk up to the microphone and we just hand you another eighty thousand dollars out of any budget. We should have a better handle on when we do a presentation and this should not be done at this level. You should not be asking for another eighty thousand dollars at this point. This is not the appropriate way to do that. **Mr. Johnson** wanted to make sure that they were not mad at him for asking for more. **Mayor Christian** answered personally for him he did take offense. This was coming up tonight for a vote on the four hundred thousand dollars. Now you are asking for us to throw that out and add an additional eighty thousand dollars more for three handicap parking spots and some concrete after we already sent this back to you. You were supposed to come up with the plan and to bring it back to the commission. We gave you the numbers and because that figure did not add up to what you wanted, now you are asking for an additional eighty thousand. That was just his personal feelings and he wanted to make sure that was on the record. He will be voting no on this and it is not because he is against Pat Thomas, it is because he disagrees and is against the procedure that took place tonight. **Commissioner Robuck** agrees and said he is with the Mayor on this one. The problem he has is you picked the projects. We did not tell you what to do. You could do whatever you wanted with that four hundred thousand dollars. Now you want another eighty thousand dollars for these two projects. At this point, you want us to spend an additional eighty thousand dollars, so he would like to see where you spent the other money, because maybe there is eighty thousand in what you picked that he does not agree with and those two projects could get flipped. What might seem more normal to do to the commission and with the way we do things might be different for them. However, this time the commission trusted you and your team to make those decisions, to bring those back to us on how to spend that money. With the concerts, if they do take off, we could look at doing those projects down the road in a year or so. **Mr. Johnson** responded that he feels like he did what the commission asked. He came in at the four hundred thousand dollars mark, then the commissioner asked what he had cut out and he told him. He gave you the appropriate opportunity to make that decision as you deemed best at that time. **Mayor Christian** pointed out that, as a body, we gave you four hundred thousand dollars. We are a five-member commission and we voted for four hundred thousand dollars. It was sent back to your committee with Tyler and the other guys to bring us back the products that you thought would work within that four hundred thousand dollar budget and that is where we are tonight. That would be like telling his daughter to go pick out a car and she is supposed to go get a Mazda. However, she comes back with a Mercedes Benz. She tells him that she really likes it because it's blue, but that just does not work for him. He gets it, as Commissioner Robuck said, if the other venues take off great. If they do not, then we just spent eighty thousand dollars on a hope and a prayer that is untested and untried. We could come back a year from now and say let's put that eighty grand in the budget. **Commissioner Connell** wanted to clarify that he was the one who asked Mr. Johnson for the additional improvements needed. He does not believe it is fair to say Mr. Johnson came up and asked for the eighty thousand dollars because that is not what happened. **Mr. Johnson** stated that he asked for sixty and the city manager corrected him and told him it was eighty. **Commissioner Connell** continued to say that he does not think it is fair to say Mr. Johnson came up and asked for that additional eighty thousand dollars. Plus, we arbitrarily came up with the four hundred thousand dollars. We had no idea what that was going to cover. He thinks the committee and Mr. Johnson put together and did an outstanding job figuring out what Pat Thomas needed. What they are saying now is they need an additional eighty thousand dollars to complete this project the correct way. He understands what the Mayor is saying because they have a list of improvements. We can get a drawing of every single improvement, but it is pretty obvious and clear what additional handicap parking spaces and additional concrete look like. We do not need a drawing to see that. He would like to see this move forward and give them the additional money to get this done all at one time. If not now, then come next budget year he will be asking for the additional money to complete this. Right now, we have contractors onsite doing everything else. It only makes sense to finish it all at one time to get a really nice product. The additional concrete and everything else in the useable space is going to be very valuable to the baseball programs and any other type of multi-use that goes in there. He does not think it is that big of a number to add to finish this project. **Commissioner Burry** asked if we were voting on the four hundred thousand? **CM Minner** replied yes because there was no amended motion. **Commissioner Connell** commented that he would amend the motion to the four hundred and eighty. He does not want to vote without trying to let them get the extra eighty thousand tonight, but he would definitely want them to take the four hundred tonight.

Commissioner Connell made a motion to amend the amount by adding eighty thousand dollars to finish the Pat Thomas project the correct way, since it has been years since the City has put any money into this facility, and Commissioner Pederson seconded the motion.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	No
Mayor Christian	No

Three yeas, two nays, the Commission approved the purchase request as amended.

C. RESOLUTIONS:

1. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to apply for, and if awarded, accept the Assistance to Firefighters Grant (AFG) from FEMA, for the purchase of a mobile air compressor system for filling breathing air cylinders, and providing an effective date.**

ADOPTED RESOLUTION 10,976

2. **Resolution of the City Commission of the City of Leesburg, Florida**

authorizing and directing the Mayor and City Clerk to execute a natural gas service agreement between the City of Leesburg, Florida and Hanover 623 Holdings, LLC., for Phase II of the project known as Eagle Trail Landing (McElyea); and providing an effective date.

ADOPTED RESOLUTION 10,977

3. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing and directing the Mayor and City Clerk to execute a Post Closing Agreement between the City of Leesburg and The Villages Land Company, LLC (VLC); and providing an effective date.**

ADOPTED RESOLUTION 10,978

4. **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the release of the automatic statutory reservation of Petroleum and Mineral Rights under §270.11(1), Florida Statutes (2018) on property lying in Section 17, Township 20 South, Range 24 East, Lake County, Florida, as described in this Resolution; and providing an effective date.**

ADOPTED RESOLUTION 10,979

5. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the City Commission to appoint a representative and alternate to the Board of Directors of Lake Community Action Agency; and providing an effective date.**

ADOPTED RESOLUTION 10,980

6. PUBLIC HEARINGS AND NON-ROUTINE ITEMS:

COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW) AVAILABLE

A. SECOND READING OF ORDINANCES

1. None

B. FIRST READING OF ORDINANCES

1. An Ordinance of the City of Leesburg, Florida, further amending the City of Leesburg Retirement Plan for General Employees, adopted pursuant to Ordinance No. 03-57, as subsequently amended; amending Section 6, Benefit Amounts and Eligibility; amending Section 10, Optional Forms of Benefits; amending Section 15, Minimum Distribution of Benefits; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.

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

Mayor Christian stated that this was the first reading and that this item would be held over until the December 13, 2021 Commission meeting.

C. NON-ROUTINE ITEMS

1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the City Commission to adopt a downtown building redevelopment grant program, allocate a total of $1,000,000 of initial funding; and providing an effective date.

TABLED RESOLUTION

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

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

Mayor Christian requested comments from the Commission and the audience.

Commissioner Connell stated he is all for this program and he has been for years. Even going back to when Ron Stock was the City Manager, he was for redeveloping the downtown, with the biggest obstacles the downtown buildings have are lifesafety issues; mainly sprinklers, fire alarms and those types of things. His concern is, and he spoke earlier with the City Manager about this, is that we need to

have some guidelines in place. We need to figure out who is making the determination of how much money someone receives. Are there any requirements once someone receives money? He understands they will not get the money until the improvements are done, but once they get the money, how long do they have to own the building? Is there a timeframe? Are we opening this up for investment buyers, where someone can come in to purchase a building, get a quarter of a million dollars put in the improvements and, as soon as the improvements are done, they have their money and we have a for sale sign in the frontyard? Those investors are just trying to double their money off of the city's money and we would still have a vacant building sitting there with a for sale sign. He is all for this program but, would like to see the guidelines in place for how we are determining who gets what. If they have to own the building for any length of time, and once the improvements are done and they have the money, do they have to have tenants in by a certain time or can they just throw up a for sale sign? These guidelines need to be put into place and approved before we appropriate the million dollars towards this program.
Mayor Christian agrees and mentioned that he said something very similar to the City Manager. When someone gets this kind of money there should be a stipulation in place. He does not care if they sell it or if they should have to pay a portion of the money back to the city. If we were to give you a hundred thousand dollars and you have ten years to fullfill this building and if you sell it in nine years, you owe us one year's worth of that hundred thousand dollars. That should be prorated. When we get any type of grant funding from the state or the county, it will include a prorated rate. The market here is great, so if he buys a building for a million dollars and someone were to offer him two hundred and fifty thousand dollars to improve it, then if someone else comes along and offers him two million dollars, he is going to sell it. However, he would have to pay some money back to the city. The banks that we are dealing with are making that building more valuable. Now, if we put in sprinkler systems along with the other things, that building becomes more valuable and attractive to investors. Whatever mechanisms the city staff can come up with to give us some teeth and guidelines, so we do not have people flipping properties downtown; we do not want people just flipping property in the downtown. If they do sell, we want to be able to say these are the guidelines of the program and this is the prorated amount you would have to pay back depending on when you sell the property. We want to fulfill our obligation and revitalize the downtown.
CM Minner provided some perspective on why the program was proposed in this fashion. First and foremost, the leverage was to try and get those buildings redeveloped. You will note in the package that the box on eligible buildings is pretty small. There are about ten eligible buildings on Main Street from Orange to Second Streets. Remember the criteria for selection are multi-use and multi-story, so right there that shortened criteria narrowed it down to about ten buildings in the area. Now, of those ten buildings, two of them would most likely not be fundable. LifeStream is one of them and there are a couple other ones that are multi-use and multifaceted now that he does not see going up for sale or that are in the immediate need to be redone. That really gives the commission a lot of autonomy about what you can choose to fund or not to fund. We currently have eight to ten buildings with about six of those that are pretty much primed and ready to be flipped, purchased and redveloped. The Palace is one, 410 West Main is another one that we have talked about, and 215 West Main is one that is currently being looked at by private developers to redevelop in a multi-use fashion. The definition of multi-use as described in the packet, as well as the downtown master plan, is some type of commercial use on the bottom level and residential use up top. Commercial use could be anything that is a commercial activity that is allowed in that downtown zoning classification; professional service, lawyer, doctor, sales, or restaurant. Upstairs could be up to three stories, so there could be a commercial, professional, multi-use and, multi-story. Each one of the buildings is different in character and each one is going to have different issues with redevelopment. The swag was that two hundred and fifty thousand dollars was for each of the buildings. They identified them in the packet and they tried to upgrade them, but some of them have water, sprinkler issues and some of them do not. Some may have electricity issues, so there are big disparities of zero up to two hundred and fifty thousand. The worst case scenario for some of the buildings we are looking at is about a hundred grand to retrofit the sprinklers and some are looking at

about a hundred and fifty grand to unbundle the old electricity and to redo the service upgrades, depending on what type of commercial. A two hundred and fifteen amp service is a great example because they may decide to have a commercial restaurant downstairs which requires a six hundred amp service, which means they will have to redo that meterbox, and it would also require us to upgrade our side of the meter as well. Everyone wants to see the downtown redeveloped and we want to see this multi-use concept downtown. We want to see ambiance and creativity in the downtown. We want to see our codes for lifesafety along with electrical safety. It is the codes for that service that are potentially breaking the camels back for that redevelopment. There is an open window and we would work with you on this. This will be looked at case by case as this program runs through the city manager's office for the purpose of getting the city managers' eye on it. It would have to go through several other departments for input as well; fire, electric, planning and zoning, and then the city commission, but it would be controlled through the city manager's office. Each grant subsequently would need a contract and, his intent was that each grant be two hundred and fifty thousand dollars and that they would receive that free and clear. They would receive it after inspection or CO, whichever the project specified. They would have gone through the improvements and pulled permits through the building department. That money would not be issued until after the CO or the building inspection, so that way the city would be guaranteed that those improvements are made. Now there lies the problem and he is open to whatever the commission wants to do. There are two things that could happen. They could go back based on discussions they have had and amend the program. They could stick a crawl provision in there which was mentioned that they may need to occupy. Where if a developer comes in and we give them two hundred and fifty post facto as reimbursement, they have to own it for ten years. If they sell it before ten years is up, then there is that crawlback. They can put that provision in there. However, he suggested not adding that provision at first because all of these would come back for that grant agreement and they would run through that process. We could get this program out on the market and get it advertised. He has already been contacted by a couple of different local realtors about potential sales where new investors are coming in to buy these buildings. He does not want to limit old or new, so if a sale is being made contingent on the hope that this project is going to happen, they will have to take that at their risk. They also know that they will have to come back to the city commission for their grant award, so this commission would be reviewing every single grant. Also, when these grant agreements come before them, they could look at them and decide whether they want the payback or a prorated share so we could prevent flipping. He knows this is new, but his thought is with the flip that in this case it would not hurt the city. If they were flipped, they would be newer buildings, they would be multi-use, multi-story and that would be a better asset which would increase our taxbase. We are encouraging redevelopment of those buildings that are blighted and/or have code issues. These will be looked at on a case by case basis and after we finish the first contract the bar will be set for any contracts to come beyond that. The money can be set for those levels; retro, fire suppression and electricity. You could range from zero to two hundred and fifty or perhaps even more. When he first thought about the two hundred and fifty, he thought that was more than a reasonable number to leverage and entice a developer in because it is funded by three different funds; the downtown CRA , the electric and the sewer fund. His suggestion would be to go ahead and approve the program. If you want a couple of extra caveats, we could stick those in the program moving forward and do it formally in the process. When a developer comes in, he will be the contact. The developer would make an application through his office. He would meet with the developer and they would go over their expenses and the line items in the application that states what they would provide along with the spreadsheet of expenses. It would be rather simple, but we still get yelled at for being cumbersome in government. The bottom line is, they have to provide their expenses, so when that gets flushed out, that will be the city manager's job. Those expenses have to be justified as to where they are spending the money and if they are in fact spending the seven hundred and fifty thousand dollars. We would then give them back two hundred and fifty thousand dollars to help offset those life safety issues. He did not want to do it as a grant of match 80/20 because those numbers would be all over the place. He would tell them, as an administrator, he would be looking for significant input from the businesses and the developer, on

what they are doing. It is a little open and flimsy in an avenue that gives us the ability to model this program for what will come before us. However, the immediacy is, we have some folks knocking at the door and there have been talks. Significant talks over the last six months with folks wanting to start doing multi-use and multi-stories and this program could help leverage that. He would approve it as is and then come back. It would be submitted for review by the commission and they would say yea or nay on how much. Then they would come back and put a grant agreement together and the developer would go off to make the improvements and, once they are done, would receive their payoff.
Commissioner Robuck stated that he is okay with that and he does agree with this scenario because we actually do want them to sell the buildings because that is the only way we will actually get any revenue, which is different. Also, we have some people who have owned these buildings for decades and maybe a new owner would be a good thing. It could get some investing that we currently do not have and we want them to sell. However, the one thing we do want is change. He is okay with everything except for the part about ranking criteria and points for money if they are going to put any into the building. Not necessarily on this project, but if you say you are going to give me two hundred and fifty to do a sprinkler and electric upgrade. I am going to spend seven hundred and fifty on just those improvements. He would like it a lot better than just give me two hundred and fifty to do the improvements. He would like to be upfront about us seeing them invest in the building because we would look more highly on those types of projects.
Mayor Christian mentioned what happens with the point system if someone comes in and they do not want to do the entire building, they just finish the bottom floor for their business and the other floors do not get finished and they put in life safety or electrical upgrades. Can they turn around and sell it to another company? Do they really care about Leesburg because all they are seeing is an opportunity to receive two hundred and fifty thousand and they only completed one floor? We need to put points in for who is going to go from start to finish with these buildings, even if that is more than the two fifty, because if they complete the entire building, that may be more than two million dollars. **CM Minner** replied that he does not know if they could make a phasing plan because the immediate requirement is that they are making multi-use and multi-story improvements. They are not just fixing the bottom and commercial now and residential later. They would be fixing the bottom and top now, so they would be making that clearer with the multi-use and multi-story.
Commissioner Connell added that leads into what he has been saying all along, because he would like to see these guidelines in place and approved before we start handing out money. They need to be approved and not just looked at on a case by case basis. He thinks one set of guidelines should fit every building that we award money to downtown. That is why he would like to have these guidelines in place and approve this prior to issuing any money to anyone. Everyone should play by the same rules downtown.
Commissioner Pederson commented that he is very pro downtown and, obviously, this is a great program. He is glad he kept quiet and his only comment is to be sure this money is being distributed fair and equitably, but after hearing the discussion now on a point system, he believes that would be a better way to go. The whole idea here is to encourage more investment in the downtown. He does have some concerns about it being distributed fairly and equitably. The writeup did say ten buildings, but the city manager wittled that down to six. He was tempted to say six buildings at two hundred thousand at a million two, but he withdrew that concept based on the point system because he kind of likes that better. It could trigger more investment in the downtown and the downtown really needs this. He has been saying this for fifteen years, just looking at all the second floor buildings sitting empty. It is time to make something happen in the downtown for all the right reasons.
Commissioner Burry remarked that he sees both sides of the coin. Quite personally for him, he thinks we need to make a decision that is going to improve the downtown and offering these grants is the avenue. He is not here to decide who gets to make money and who does not. If someone is going to flip after the initial investment with the grant, that will still increase the property value for the City of Leesburg and the city will realize more revenue, so as the city manager said, selling the building to a new investor is not necessarily a bad thing. Plus, a lot of the buildings have had the same owner for a long

time and nothing is happening. He does agree that having a point system, a little better spelled out, would be a good thing. He asked how long it would take to develop a little clearer point system. **CM Minner** replied that these are easy fixes. **Commissioner Burry** asked if this item could be tabled to the next meeting. **CM Minner** responded that is what he would suggest. **Commissioner Pederson** asked if we knew who was interested in this program and if we had any idea if this money was already spoken for? Also, is there enough money? **CM Minner** replied no, it does not cover the entire downtown. The two-fifty only covers eight to ten buildings. Two or three of those eight to ten buildings we would not see grants applied for because they are functional buildings, like LifeStream. It might not be a two hundred and fifty thousand dollar reward, so a million dollars in the fund takes a big swing out of starting this program. He does not see it going over two million and maybe down the road we may need to put another seven fifty or five hundred in there, but a million gets this started and we will see who swings. Right now, the two potential developers have been in his office over the past couple weeks on two different buildings.

Mayor Christian responded that was his point. If you sell it, the funds will come back to this program because the market is really hot. We have people that have owned it for ten years and if they sell it tomorrow and then another guy buys it a year from now when the market crashes, that guy will be left holding the bag. So, with this million dollars, if he puts the improvements in and we give him the two-fifty and he sells it to someone else before the ten years is up, then a portion of that money comes back to the city. If you are an investor and you just come to the City to make a dollar and you sell it to make money, you should give a portion of that money back to the City of Leesburgs taxpayers. That money could go towards the next street to find another building. If the market crashes, nobody is going to sell or buy a multi-story downtown building in a bad market. That was his whole philosophy towards getting the funding back. Unless a nonprofit buys one of these buildings or uses it for their dormitories for their kids, then that is off the tax rolls. It may not be the taxes and he does not know how the city manager would preclude that. It may be a nonprofit that buys three of these buildings and then now the tax base that we were banking on has now disappeared. We already have a big nonprofit in our downtown. **CM Minner** pointed out that the program states it is for private use.

Commissioner Burry made a motion to table this resolution until the next meeting to allow time for the city manager to work out the system and Commissioner Robuck seconded the motion.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Mayor Christian	Yes

Five yeas, no nays, the Commission tabled the Resolution.

2. Resolution of the City Commission of the City of Leesburg, Florida, appointing One Member to the Greater Leesburg Community Redevelopment Agency (GLCRA) to fill a vacant remaining four-year term set to expire December 31, 2023; and providing an effective date.

ADOPTED RESOLUTION 10,981

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

Mayor Christian stated that we have three applicants. He would give each applicant two minutes to provide an overview of themselves, what they could do and why they would like to serve on the Greater Leeesburg CRA.

Darin Akkerman stated he and his wife moved to the City of Leesburg about three years ago. He had previously stood before them and did the same thing when this position came open before and he felt that he must have sold himself short last time. He is a superintendent and he has worked all over the United States. His last three projects have been in excess of eight hundred million dollars. He worked at the Atlanta Brave Stadium in Atlanta, the MD Anderson Cancer Center, and he is currently working on the Baptist Tower in Jacksonville. Each of these projects has been a city's worth of infrastructure. He read through the budget in the meeting minutes and there was a large allocation of budget towards infrastructure for the downtown. As he heard, a lot of that has to do with value engineering (VE), which includes project planning. Project planning has a lot to do with logistics. It is the return on investment (ROI) for the city. It is the dollars and cents in the contracts. It is getting those items engineered correctly and getting their constructability done in a manner that is logistically able to save the city money. It is getting the engineering done by working with architects. He has worked hand in hand with cities, counties, and the medical. He has worked for a CM group, which is a Project Managers and Superintendents only group. They do not sell performing work, they are the middle man. The owner, as you would say, is the city for the subcontractors and the subcontractors do everything through them. Then they present that to the owner. He believes he would be a huge asset to this organization. To have someone with that state of mind, to be able to look at these different projects, to look over things, to look at if from a new light, and have a fresh set of eyes. His family is vested in Leesburg. They purchased a house in Palmora Park and they plan to stay there for a while. He loves the improvements that Leeburg has already made. It looks great and a lot of people are coming to the Leesburg area. The improvements that are happening are making that happen and he would like to be a part of that.

Alan Reisman stated that he was born and raised right here in Leesburg. He feels like this would be a good next step for him to learn more about Leesburg and the CRA. He currently serves on the City of Leesburg's Airport Advisory Board. He would love to see the City of Leesburg grow and prosper.

Mayor Christian asked if Mr. Dalton Shahan was in attendance. **CC Purvis** answered that she was unable to get in touch with him. **Mayor Christian** said that he noticed on his application that he did not check any committees that he would like to serve on. **CC Purvis** responded that she emailed him and he responded that he would like to be put on whatever came open. However, she was unable to reach him to make sure he was in attendance tonight. **Mayor Christian** asked the commission what their pleasure was, if they had any questions, or if they would like to make a recommendation. He questioned the City Attorney with regards to Mr. Reisman because he currently serves on the Airport Advisory Board and if it was okay to serve on both boards. **CA Morrison** replied yes because the Airport Advisory Board is purely advisory. They are not compensated, so technically, he could.

Commissioner Connell made a motion to recommend Alan Reisman to fill the vacant remaining four-year term and Commissioner Burry seconded the motion.

Commissioner Robuck wanted to verify that the CRA is uncompensated as well. **CA Morrison** said yes, but it does make certain decisions that are binding and that is not purely advisory. **Commissioner Robuck** wanted to know if the Resign to Run applies to the CRA board. **CA Morrison** stated he believes it does. **Commissioner Robuck** asked if that was at the time of qualifying. **CA Morrison** said yes. **Commissioner Robuck** pointed out that it would be in July. He apologized to Mr. Reisman because he would have questioned him about this beforehand. If he plans to run for Commission, he would have to resign from this board in July. He is still in favor of this. He just does not want to trip anyone up because there was a situation where this happened with a school board race a few years back. **CM Minner** mentioned that Mr. Reisman has already prefilled, and he wanted to know if it is once you file or is it still July? **CA Morrision** replied that there is nothing in the statutes about prefiling, but he is unsure what that is in a legal sense. **CM Minner** replied that he could be on the board until July. **CA Morrison** then said that he would have to formally qualify. People can prefile and not file when the time comes. He has seen that happen before. **Commissioner Pederson** added that they are both qualified candidates. He wished they could put both candidates on the board. He hopes Mr. Reisman wins, and a year from now he hopes they can nominate Mr. Akkerman.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Robuck	Yes
Commissioner Burry	Yes
Commissioner Pederson	Yes
Mayor Christian	Yes

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

Mayor Christian thanked both of them for their willingness to serve Leesburg. **Commissioner Robuck** said Mr. Akkerman is very qualified for this position, but Mr. Reisman has been coming to these meetings for many years.

7. INFORMATIONAL REPORTS:
The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.

A. Financial Reports as of September 2021

Mayor Christian asked if there was anything in this report that they needed to be aware of. **CM Minner** replied no.

8. CITY ATTORNEY ITEMS:

CA Morrison stated that he had nothing to report tonight.

9. CITY MANAGER ITEMS:

CM Minner had no comment tonight.

10. ROLL CALL:

Commissioner Robuck stated he has concerns about the way the LakeFront TV money was allocated. Maybe it was a misunderstanding, but he sent an email to Dr. Anna Marie this morning and he has yet to receive a response. When we talked about funding LakeFront TV, it was his understanding that we were actually funding LakeFront TV, just like the city itself, for some capital improvements relating to stuff that they needed. It was reiterated to him by a phone call that he had with Dr. Anna Marie last week when she was concerned about that money. It was not supposed to go to Facci Bella, it was supposed to go to some capital fund. Then he saw an email showing it was going to Facci Bella and that was never his intent. He never intended to personally give her the money that was for LakeFront TV. If it was (which he is opposed to), then we would need to have another conversation about where that money would come from. He does not believe the American Recovery Act would allow us to give it to a private business because they did not show any economic impact during Covid and their funding never changed. Therefore, he does see how we could use the American Recovery Act money. We could decide on where to take it from in the general fund, if we wanted to give them the fifty grand. Maybe it was a misunderstanding and he was okay with the money going to LakeFront TV, but that is not what happened. **CM Minner** remarked that this is a tricky topic. There are no personal issues here and his personal opinion, as the city manager, is that when the commission approved the funding it was for LakeFront TV. LakeFront TV is not Facci Bella and there is a clear division. That is not made up, that is not a trick to keep money from flowing, but he thinks there is a clear difference. LakeFront TV is the city's brand of publication. We own that and that is our brand. We have a contract with Facci Bella to run that brand for us. He thinks when they all made the motion to give LakeFront TV the money, the thought was that LakeFront TV was getting fifty grand. During individual conversations with commissioners and with Dr. Anna Marie, since then, it had been expressed by Dr. Anna Marie, that she said her intent was that the fifty thousand dollars should go to Facci Bella because of their impact on Covid and that is a Covid-related expense. His opinion was that the expense was correct. Facci Bella did do additional programming for Covid, educational programing, and it is these types of things that are part of the recovery grant. To be on the safe side, if it is the commission's desire to pay Facci Bella, which most of them have already indicated to him it was, then he would just flip funding and make that transaction happen. If they have issues with the money going to Facci Bella instead of it going into a capital improvement fund for LakeFront TV, they need to let him know because they will have some talking to do since he has already issued the fifty grand. He did not think those conversations were unclear. With those conversations, he did issue the check based on those private conversations because he thought the intent was that everyone outside of Commissioner Robuck felt it was Facci Bella's money. **Commissioner Robuck** stated that there is one private business in the City of Leesburg that is getting fifty thousand dollars because we like them. We have a grant system set aside for other local businesses and they have to apply for that money. That would have been the appropriate way for them to do this. He remembers that conversation sitting in this chamber and we never had a conversation about giving fifty thousand dollars to a personal/private business. He thinks there were a whole lot of other businesses that were affected much more by Covid that actually lost revenues. They did not just create some infomercials covering Covid, which is nice, but there is no way it is worth fifty thousand dollars. They are just doing their job, producing public access TV about what is going on and for the last two years it has been about Covid and that is what we are paying them to do. They are doing a great job and he has been supportive of that. We did not put them out to bid, we renewed their contract and he supported that. Again, just like Pat Thomas, he was not knocking LakeFront TV. He thinks they do a fantastic job, but we never talked about giving a private business fifty thousand dollars. If people want to do that, then it is important that we have that put on the record. That is what we are doing. We like this business, so here is fifty grand. **Mayor Christian** asked, with this being a roll call, do we want to bring this back up at the next meeting to provide more details? **Commissioner Burry** stated we already did this, so it is not about what we are going to do with the fifty thousand dollars. **CM Minner** responded that the fifty thousand dollars had already been paid. **Commissioner Robuck** pointed out for clarification that we never voted to do that. Private conversations with the City Manager do not constitute authority for the city to do stuff; that has to be voted on in the public. Given our long relationship and the fact that two hours before he sent that email, Dr. Anna Marie told him on the phone that her intent was that money was never to go to Facci Bella. She wanted a capital fund for this so they could spend it on upgrading the equipment.

Now it is her understanding that they will keep that money because it was an advancement on the money that they paid her. The city pays them well more than fifty thousand dollars a year, so they are going to keep that now because the city just paid them ahead of time. We are all adults, we have had long relationships and we all work well together. Dr. Anna Marie does do a great job, but that was the conversation. He hopes it was a misunderstanding, but literally, that is what she told him. **Commissioner Pederson** stated when he voted to approve it, it was based on the understanding that she was incurring additional expenses and one of the examples given was that they do not have to break down the equipment at the City Hall and everytime there is an event. Right now, they have to break their equipment down and set it back up again. He does not have that number qualified, but that, combined with the educational issues, he supported the fifty thousand dollars. When the City Manager brought up his concerns to him about how to fund it, he quickly just said he was okay with it. The Commission already approved it, so now if it does not qualify under the American Recovery Act, could we take fifty thousand dollars out of the general fund to reimburse? For him, once we have committed, he does not want to pull the money from them. He respects Commissioner Robuck's comments and he does not think she would be that uptight about moving it to the capital side, because either way it does benefit. He would just hate to change the rules on her after the fact. **Commissioner Connell** had no comment on this issue. **Commissioner Robuck** stated that he will be objecting to this and suspending the spending of the American Recovery money on this because he does not believe this qualifies. There is no way that equipment costs fifty thousand dollars and it has an economic impact when we have actual businesses in the city with lost revenue. He finds it insulting that we would say that moving equipment and, because you are our friend, you get fifty grand. That is a private business in Leesburg but because we do not want to ask about putting it on the calendar, that is really disappointing, and he will be sending his comments to the people administering the grant funds to let them know that the City is misappropriating funds. **Mayor Christian** asked if Dr. Anna Marie stated what she would be spending the money on. **CM Minner** answered yes, that she had submitted an invoice for programming along with setup and breakdown expenses which totaled about fifty-three thousand dollars. **Commissioner Pederson** said that it was his understanding as well of what was communicated to her and if there were any operational shortfalls she should have all the documents. He had not seen all the numbers because he trusted the City Manager, who documented them properly. It was his understanding that whatever she showed in operational losses or shortfalls, he would fund it because we approved fifty thousand dollars and the difference would be capital improvements. Again, he had not seen the numbers he was told she documented fifty, so he felt like he was fine under the intent of the program. He never knew there were any strict guidelines for the program. He thought they were a little looser. He has seen money spent a lot worse than this by the government and even with this program alone. He does respect Commissioner Robuck's concerns, but he thinks LakeFront TV does a good job. He has said from the beginning that we needed to find a way to get her that money the proper way. **Commissioner Robuck** stated that they are not documenting what they are doing with this money. This money is deposited directly into the businesses' personal bank accounts. That is where it is going, it is not going for new stuff and that is his point and programming is their job. That is what we pay them to do every year, so how can you say programming is an extra expense caused by Covid when that is literally their job. **Commissioner Pederson** asked how their employees are paid. Which entity pays the employees? **CM Minner** stated that would be Facci Bella. **Mayor Christian** then said with Commissioner Robuck's comments and for the City of Lesburg's sake, would it be wise of us to find fifty thousand dollars from somewhere else? For the sake of argument and the other commissioners, if we cannot take the money from the American Recovery Act funds, can we take it from the general fund, the gas fund? Right now, we have Commissioner Robuck saying we gave money almost illegally against the grant parameters, so maybe we should task Dr. Anna Marie this year to seek outside funding to make up the fifty thousand dollars to give that money back to the City's general fund through other programming methods. They do programming for other nonprofits, so maybe they should not do it for free. Maybe they should ask if they could contribute towards their programming along with other governmental entities. Maybe we could give her that charge to make this fifty thousand dollars as part of the course of doing business. It is not that we are saying you have to do it, but it is now the course of you doing business. So, if the City of Clermont wants to do a program, they could give five thousand dollars and that five thousand dollars does not go to the general fund, it goes back to recoup that fifty thousand dollars from wherever we got this money from. **CM Minner** stated that the question there is, in his opinion, is the money and how it is being spent. Within the guidelines of the American Recovery Act, that answer is partial. Dr. Anna Marie submitted an invoice that documented expenses that amounted to about fifty-three thousand dollars and of that invoice, in his opinion, about half of that twenty-two thousand dollars was directly related to Covid programming. He believes that was a justifiable expense. He thinks the City could clearly say that those were additional programs that Facci Bella put together for us and those were additional programs that directly dealt with education, information, and ways to combat Covid. The specific programming was good and the breakdown and startup of this building, versus the other building, you may be able to hang your hat on that, but there may be more gray area. If the City wanted to provide the check as he authorized, then he would squeeze half of that invoice into cash. The question that he asked of this body was, and if he could get it clarified tonight, was, as long as their intent was for Facci Bella in some sort of fashion, that money, then okay, they would split it up because that was what was indicated to him. He asked for individual clarification and Commissioner Robuck was correct in that as well, and that was individual clarification which was not public. He operated on the individual clarification so to clear that up, if the commission feels that Facci Bella should get the check, he would shift the portion that they deem questionable into cash and shift some financials around, which would not be difficult. There was a portion to convolute the matter where the City paid ourselves one million dollar and two dollars from of the American Recovery Act money. There was that formulaic approach that the federal government said where each government agency had an expense due to Covid. So the Facci Bella expense is part of that. He would say that Facci Bella's expense is imbedded in that one million dollars that we paid ourselves rightfully out of the grant, which we put into cash. That is how we would shift that and it would not have any impact. If this commission felt it was okay, he suggested, since the check had already been sent to Facci Bella and the intent that most of the commission had expressed was that it is where they felt the money was going. Half would be funded from the grant and the other half would be funded from the cash that came from the American Recovery money. He pointed out for the record that the Mayor and Commissioner Robuck were the only ones on the board at the time when the City first approved Facci Bella's contract and that that is going on eight years now. That was done right before he was hired. So long story short, when the contract was modified there was a drive in the contract that LakeFront TV became sustainable, doing advertisements and other different things with businesses, where those businesses who use the local cable access would pay to advertise for the production of LakeFront TV. However, that concept never really worked and it was never destined to work. Dr. Anna Marie did get some success and other opportunities did come up with the County and Beacon College, so those numbers started to increase. He may mix the timeline up, but there was a quid pro qou where they substantially increased the Facci Bella contract. They doubled it and they changed the composition of how and who kept the money that was flowing in from partners that Facci Bella obtained. Then the concept changed from just a split on the new revenue that was coming in and now we take the revenue and put it into a general fund restricted account that funds capital improvements to the program. For example, Beacon College pays the City, not Facci Bella, twenty grand a year. Part of the one seventy-five contracting fee is to do programming for Beacon and then that twenty grand goes into a capital fund so that when Dr. Anna Marie needs a new TV camera or better sound equipment that would come out of that fund. Her efforts are seen when she brings in these partners that help with equipment and improving studio features. That helps with production costs, so that is the fund. That is just side note information. The question now is if they are good at how this is being done. He could split it between cash and the recovery money or if they are totally upset and feel misled, then he needs to be yelled at and this needs to be brought back before the commission. **Commissioner Robuck** stated they never voted on it like that and this needs to be placed on the agenda and voted on. If they want to do it like that, it is fine. He does

not think we can say let's give money to one entity, then have private conversations and give it to another entity. We can vote on anything we want to do because we have that power, but we have to be transparent and do it right. We need to have a vote about where we are giving the money. He would feel the same way with any entity. He is a huge fan of LakeFront TV and they do a great job. He just has a problem with the way this was done, it was wrong. It needs to be put on the agenda, we need to have a vote to give it to this entity because we never voted to give it to them. **Commissioner Pederson** asked if this could be voted on now, for documentation purposes or if it had to be placed on the agenda first. **CA Morrison** answered that it needs to be placed on the agenda simply for due process reasons so that all interested parties can be present for commenting. **Commissioner Robuck** added that he asked the City Manager to put this on the agenda and to not make this decision based on individual conversations.
CM Minner confirmed that Commissioner Robuck was correct and that he had made that decision.
Commissioner Pederson said that he supported the City Managers decision. **Mayor Christian** commented that Commissioner Robuck was right. We should put this on the agenda so we can all vote on it. This is something we all need to talk about so we can move forward. Commissioner Robuck is right in his assessment of Dr. Anna Marie when we say LakeFront TV we probably should have said Facci Bella. That was no one's fault. We messed up by saying LakeFront TV. He does not have a problem either way. Commissioner Robuck is a strong man and he can handle being one against four or two against three, but the bottomline is the procedure that he is more in favor of. **Commissioner Connell** stated that he spoke with the City Manager about this. He told him that he was fine with doing what we agreed to do. He did not want the City Manager to get thrown out there because he also spoke with him and he told him he was good. **Commissioner Pederson** admitted looking back on the meeting in hindsight there was probably a little bit of confusion, but reiterating he is fine with it and he is still fine with it. He does not fully understand the Recovery Act and he is not an expert on it, but people have told him that this does qualify under that. However, he does not want to argue that point either. **Mayor Christian** stated that the City Manager is tasked with reading all the small federal documents and understanding them. He has to bring them back with his best assessment and he does his best explaining the one million dollars so that we can reimburse ourselves. We also have Facci Bellla as a partner of the City and they produce television shows and programs for us. He is pretty sure that the Biden administration will not come and hit us too hard, so he does not want the City Manager to feel like they are on him for talking to us and making a decision. With Commissioner Robuck stating it should be Facci Bella, we should have voted on that because it is a private business that should have been explained. We should have said yea or nay. **Commissioner Burry** questioned whether we had spent the money and if it was gone, because Commissioner Robuck had some very valid points. Maybe we should not have done it the way we did, but are we crying over spilt milk right now or is there something that we can do tonight to rectify this? Do we have any other options? We are sitting here saying we should not have done this, but what can we do to rectify this? Is there anything legally that can be done?
CA Morrison stated that the money has already been paid out. To try and get that money back or to make any changes to it, you need to have all parties involved present before the commission for commenting. You cannot do anything with anyone without them being present here and expecting it to fly.
Commissioner Robuck remarked that his immediate feeling is this will be approved, but this does need to be done for the sake of doing it right. His feelings are and the City Manager will probably disagree with him on this, but when the city gave them that fifty thousand dollars, that was never authorized by the commission. That money should not have been issued to that entity. He thinks it needs to be put on the agenda so this body can approve it and so the city can do so. **Commissioner Pederson** stated putting this on the next agenda is probably the right thing to do. He would also like to get a final interpretation on this as he has heard different opinions. When this comes back, are we splitting the money or how is that being handled? He would like to know if they truly did do the wrong thing as well by giving them the money. If so, then we could take it out of the general fund.
CM Minner replied that there are three options. First is to do nothing, it is water under the bridge. We

know what Commissioner Robuck's reactions will be to that. Second, we can do nothing and split the money as indicated. We can make sure when Commissioner Robuck complains about it that we have the city's base covered, which is also reasonable. Third, it can be placed on the consent agenda where Commissioner Robuck will pull it so it can be voted on. There is no further clarification needed. The consensus of the commission decided to have it placed on the agenda for the next meeting. **Commissioner Robuck** wished everyone a happy Thanksgiving.

Commissioner Connell made no comment.

Commissioner Pederson wished everyone a happy Thanksgiving.

Commissioner Burry stated over the past weekend he had the opportunity to visit the mall for the lighting of the Christmas tree festival. He wanted to encourage everyone to go and look at them. It was a lot better than he thought. We need to promote shopping locally, so get out and spend some money. They have a great little Christmas tree deal going through the twenty-eighth along with a silent auction. Their Christmas trees are decorated by all the public schools and the money goes to the arts programs in those schools. It was a great time and it was a good thing, so get out and check it out.

Mayor Christian asked Police Chief Hicks if he could come to the podium because he had a few questions regarding a letter he received from someone who resides on Lone Oak Drive. Apparently, they have a big code enforcement letter. She stated there are separate owners that reside there and they all share the parking lot. The city coded them for the asphalt and they are saying that it would be hard to get all the owners to contribute to the parking lot because there are five different owners. Plus, they say when they do that, the city trucks drive on it and tear up the parking lot. **Police Chief (PC) Hicks** responded that he had not seen that letter. **CM Minner** pointed out that the letter was sitting on his desk. He would contact Chief Hicks tomorrow to get that squared away. **Mayor Christian** then said he also received a call from a realtor. She is doing property management for the property off Montclair Road near the mobile home complex across from what used to be Montclair Oaks. She stated people were walking right through the middle of the road. They are afraid there could be a violent confrontation between the residents and the owners. He wanted to know if the Chief had caught wind of what was happening there. **PC Hicks** stated that he is aware of that situation and they have been working with the residents and they have increased patrols in that area. This will be a long-term ongoing situation. **Mayor Christian** wondered if that was a private or city road. **PC Hicks** stated there is a private road located in their subdivision. People have been using that road for a cutoff route, so they do have patrols there which are addressing that issue. **Mayor Christian** wished everyone a happy Thanksgiving and to be safe.

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.

The meeting adjourned at 7:08 p.m.