AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, JANUARY 10, 2022 5:30 PM

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, January 10, 2022, at the Venetian Center. Mayor Pederson called the meeting to order at 5:30 p.m. with the following members present:

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

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

INVOCATION

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

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

2. PROCLAMATIONS:

A. Recognizing Martin Luther King, Jr. Day

Mayor Pederson read the proclamation officially recognizing Monday, January 17, 2022 as, Martin Luther King, Jr. Day in the City of Leesburg.

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.

There were no public comments.

5. CONSENT AGENDA:

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

Item pulled for discussion:
5.C.12: Approving Special Transfers in Fiscal Year 21-22 from the Electric and Wastewater funds to the General Fund for the Downtown Building Redevelopment Grant Program.

Commissioner Christian moved to adopt the Consent Agenda except for 5.C.12, and Commissioner Robuck seconded the motion.

The roll call vote was:

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

Five yeas, no nays, the Commission adopted the Consent Agenda, as follows:
(Each item has its coordinated resolution number listed below the header)

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held December 20, 2021

B. PURCHASING ITEMS:

1. None

C. RESOLUTIONS:

1. Resolution of the City Commission of the City of Leesburg, Florida, accepting and approving a plat for Windsong Phase 2, a subdivision of the

City of Leesburg, Florida, being a portion of Section 24, Township 20 South, Range 24 East, Lake County, Florida, and accepting and dedicating to the use of the public any easements or public places shown thereon as being dedicated to the public; and providing an effective date. (Windsong Phase 2 Plat)

ADOPTED RESOLUTION 10,999

2. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from Harbor Vista Development Group, L.L.L.P., as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Silver Lake Estates, a subdivision in Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,000

3. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement in favor of the City of Leesburg, granted by James Phillip Pope, Donna Marie Bowman, Wilda Grey Taylor and Brenda Bellinger, as Trustees under the Mary W. Pope Family Irrevocable Living Trust Agreement, as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Section 22, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,001

4. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from MD Expansion, LLC, to the City of Leesburg, Florida, for property lying in Section 19, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,002

5. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from Leesburg Regional Medical Center, Inc., as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Section 25, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,003

6. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from East Coast Waffles, Inc., as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Section 22, Township 19 South, Range 25 East, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,004

7. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from Central Florida Health Alliance, Inc., as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Block A according to the Plat of Hopson's Subdivision; and providing an effective date.**

ADOPTED RESOLUTION 11,005

8. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from Macedonia Church of The Living God, Inc., as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Section 15, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,006

9. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Temporary Construction Easement from Mark D. Daigneau and Susan M. Daigneau, as Grantor, to the City of Leesburg, Florida, as Grantee, pertaining to land located along the South Line of Government Lot 4, in the City of Leesburg, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,007

10. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Temporary Construction Easement from James F. Parman and Barbara C. Parman, as Grantor, to the City of Leesburg, Florida, as Grantee, pertaining to land located on Lot 21, of Whispering Pines Annex No. 2, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,008

11. **Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from PKAA Enterprises, Inc., as Grantor, to the City of Leesburg, as Grantee, pertaining to land located in Section 26, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,009

12. Resolution of the City Commission of the City of Leesburg, Florida approving special transfers in Fiscal Year 21-22 from the Electric fund in the amount of $400,000 and from the Wastewater fund in the amount of $400,000 to the General Fund for the Downtown Building Redevelopment Grant Program; and providing an effective date.

ADOPTED RESOLUTION 11,010

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell stated that he pulled this item and he voted against it originally. He is good with the redevelopment of the downtown. He had suggested something like this fifteen years ago to the City Manager, Ron Stock, that one of the ways to redevelop the downtown was to put in sprinklers, fire alarms or whatever else the buildings needed. However, he does have an issue with there being no ownership requirement or a length of time on these when the city is looking at giving them up to two hundred and fifty thousand dollars. If the city is going to do this, the city should not be giving someone two hundred and fifty thousand dollars for them to turn around and put a for-sale sign in the front window. The building could sit vacant for two to three years. He does not think that is what we are trying to accomplish and that is why he has an issue. If they are going to take city money, they should own it for a certain amount of time. They should not just flip it and throw up a for sale sign. That is not what we are trying to accomplish and that is why he pulled it and why he will vote against it. He voted against it originally because he thought there should be an ownership requirement on it. **Commissioner Christian** stated that he could agree with Commissioner Connell, but he wanted to confirm that each of these would be brought back before the commission before any funds are passed out. **CM Minner** replied yes. Each grant would come back before the commission and there is a requirement that they be individually approved. The action tonight is merely a housekeeping deal to properly shift monies from the reserve to establish a new reserve for the Downtown Redevelopment Program. After that, we can get this program off and running. Each grant would come before the commission for comments and restrictions. He respects where all the commissioners are at on this. They had this debate when they approved the program. **Mayor Pederson** said that he respects Commissioner Connell's comments. His reaction would be that we would have matching contributions, so that pushes him to vote for this. If a property owner is going to get a one hundred thousand dollar grant, he will put one hundred thousand dollars into it. He looked at it as if he would be improving our downtown. Even though he may not like flipping, he did put one hundred thousand dollars into it and he did fix up a building. That is why he would support it. **Commissioner Connell** asked if the matching was one hundred percent. **Mayor Pederson** answered no, but you have to remember these will all come before us. **Commissioner Connell** said it is all part of the vetting process. It is not absolute that they have to match it to get the money. **CM Minner** remarked that they did cap it at two hundred and fifty thousand dollars. One of the reasons it did not get approved the first time was because one of the commissioners wanted to see more. We did not specify a level, but what we did say, the greater the private investment, the greater the potential you could get with the maximum being two hundred and fifty thousand dollars. The commission seemed happy with that, it passed by a four to one vote. We had a long discussion, so to get the maximum of two hundred and fifty thousand, he anticipates they would want to see significant dollars from that private investment, close to seven hundred and fifty million dollars. We would still only pay fifteen percent with grant funding. That is what this project and these funds are earmarked for. It is for those improvements that are hitched to public improvement where you have electric, panel, water and sewer type upgrades and sprinkler systems which address life safety issues. We had that discussion and each of these grants would come before the commission before any money is moved. This money only sets up the reserves for this project. **Commissioner Robuck** commented that while they can apply, if it is not at least a one to one match, it would be very unlikely that he would be in favor of an individual grant. He would want to see a substantial match before approving an individual grant.

The roll call vote was:

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

Four yeas, one nay, the Commission adopted the resolution.

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. None

C. NON-ROUTINE ITEMS

1. None

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

A. None

8. CITY ATTORNEY ITEMS:

CA Vasquez had no comment.

9. CITY MANAGER ITEMS:

CM Minner had no comment.

10. ROLL CALL:

Commissioner Christian commented that there was a national holiday coming up. He asked that everyone take that day to do something around their community. If you do not have anything to do, read something from Dr. Martin Luther King, Jr. He believed in nonviolence and equality for everyone. His only request would be for everyone in the community to just read something from Dr. Martin Luther King, Jr. on your day off.

Commissioner Burry had no comment.

Commissioner Robuck commented that in the spirit of Dr. Martin Luther King, Jr. Day and with African American history month coming up, maybe it would be really nice to get that plaque about Virgil Hawkins' office done by the end of February and, hopefully, we can get that out. He thinks that would be great.

Commissioner Connell questioned whether the general retirement handout plan was just a FYI. **CC Purvis** responded yes. **CM Minner** replied that it was the fourth quarter report for 2021.

Mayor Pederson stated he had nothing to report on tonight.

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 5:43 p.m.