

**AGENDA MINUTES  
CITY COMMISSION MEETING  
CITY HALL, 501 W MEADOW STREET  
MONDAY, MAY 11, 2026 5:30 PM**

**1. CALL TO ORDER**

The City of Leesburg Commission held a regular meeting on Monday, May 11, 2026, at Leesburg City Council Chambers. Mayor Berry called the meeting to order at 5:30 p.m. with the following members present:

Commissioner Jimmy Burry  
Commissioner Jay Connell  
Commissioner Mike Pederson  
Commissioner Alan Reisman  
Mayor Allyson Berry

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

**INVOCATION**

Mayor Berry 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. Proclamation of May as Historic Preservation Month**

Mayor Berry read a proclamation proclaiming May as Historic Preservation Month. The proclamation was accepted by Sanna Henderson and Vickie Lingerfelt.

**3. PRESENTATIONS:**

**A. None**

**4. PUBLIC COMMENTS:**

**This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Please note that issues raised during this time will not be**

**discussed in detail during the current meeting. They will either be referred to the appropriate staff or scheduled for consideration at a future City Commission Meeting. Each speaker is allocated three minutes to provide their comments. Kindly adhere to this time limit to ensure equal opportunity for all participants and to support the efficient conduct of the meeting. Thank you!**

Candance Chapman, executive and founder of Virginia Samuels Cares Incorporated, PO Box 492032, was present to bring awareness to the Virginia Samuels Cares Day, May 16th. They will be celebrating mental health and stroke awareness, in the name of her grandmother, Virginia L. Samuels. The event will be held at the Resource Center, 1041 CR 468, from 3:00 p.m. to 6:00 p.m. and it is free to the community. There will be bounce houses, face painting, and speakers. They will speak on stroke prevention, lung cancer prevention, and mental health. They are going to help people have healthier lives and have fun doing it. Hope everyone can come out and join us.

Brigette Washington, 1011 East North Boulevard, asked, What is in a name? Her last name by marriage is Washington. However, what inspires her husband and herself to make Leesburg a better place is the names of her forefathers, grandparents, and cousins; the Coleman's, the Morse's, and the Dabney's. These families have been a part of Lake County since the late 1800s. With that legacy in mind, those names fuel our commitment to ensuring that Leesburg leadership is truly serious and sincere about improving the quality of life for the entire community, not just for a select few. Leesburg is now their home. They have lived in Miami, FL, Atlanta, GA, and the Middle East. However, when she thinks of home, she thinks of Leesburg as a home that is currently out of order. They had to repair, discard items that were damaged, destroyed, outdated, or no longer usable. As a retired educator, 42 years, she has found that the use of analogies often makes it easier for individuals to comprehend information. So, if you will, picture Leesburg as a house in need of repair and city agencies as the systems that must work properly to keep it safe and livable. Code enforcement, law enforcement, and solid waste management need an honest assessment, higher standards, and consistent professionalism. Change is in order if the house is going to be in order. Her family roots in Lake County go back to the late 1800s, so, this is personal for them and urgent. They are expecting measurable action, clear accountability, and real improvement. They will work to continue bringing things to your attention for as long as it takes until this house feels home. Not just for them, but everyone in Leesburg.

**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:**

**5B1 Task Order Halff Associates — Palm Harbor**

**5B3 Task Order Halff Associates — Cutrale Wastewater Treatment**

Commissioner Reisman moved to adopt the Consent Agenda except for 5B1 and 5B3, and Commissioner Burry seconded the motion.

The roll call vote was:

Commissioner Connell	Yes
Commissioner Burry	Yes

Commissioner Pederson	Yes
Commissioner Reisman	Yes
Mayor Berry	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. None**

**B. PURCHASING ITEMS:**

- 1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with Halff Associates Inc., for Palm Harbor Drive Bridge Rehabilitation and Repair Design Services; and providing an effective date.**

**ADOPTED RESOLUTION 12,226**

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 Pederson seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

**Commissioner Connell** said he spoke with the city manager earlier about this, and it is his understanding that they are going to do a study to tell us what is wrong with the bridge. **CM Minner** asked Cliff for a brief explanation. **Public Works Director (PWD) Cliff Kelsey** stated how this resulted was a boater went under the bridge and saw some damage to the head wall. Then we also had a pedestrian go over, saw some erosion, and some drainage issues that were sacrificing the seawall. We had a bridge inspector come out, take a look at it, and they put together a report. Staff read the report and asked, "What are the next steps?" They said we needed to get a bridge engineer to design a fix for this. We reached out to FDOT because we do not have a lot of bridges in the City of Leesburg. We asked who they recommend, and Halff is the only local bridge design engineer in the area. We reached out to Halff for a proposal to implement the fixes that the bridge inspector discovered and give us an engineer drawing so that we can repair the bridge properly. **CM Minner** inquired, so this is the design? **PWD Kelsey** agreed. **CM Minner** said this will help us with the design bid build on which we have designed. **Commissioner Connell** asked if this would cover the A to Z on the plans. **PWD Kelsey** replied Yes sir.

The roll call vote was:

Commissioner Burry	Yes
Commissioner Pederson	Yes
Commissioner Reisman	Yes
Commissioner Connell	Yes

Mayor Berry                      Yes

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

2.        **Purchase request by the Public Works Fleet Department for one (1) new 2027 Kenworth T880, Cab and Chassis Truck 952,000 lbs., (4x6) from Florida Kenworth, LLC utilizing the Florida Sheriff Association, Contract No. FSA25-VEH23.0, for a total purchase cost of \$183,385.00.**
  
3.        **Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Task Order with Halff Associates Inc., for the Cutrale Wastewater Treatment Plant Evaluation; and providing an effective date.**

**ADOPTED RESOLUTION 12,227**

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 Pederson seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

CM Minner updated the Commission on discussion with Cutrale regarding the potential future purchase of unused wastewater facilities, including an effluent site and former treatment plant. He explained that the City's current 9 MGD water and wastewater capacity is projected to meet demand until approximately 2035–2040, but long-term planning is needed as growth continues and the City's CUP comes under review by 2030. The requested approval is for a \$70,000 engineering evaluation by Halff Associates to determine whether the facilities could be repurposed for City use, estimate rehabilitation costs and capacity, and provide a fair market value estimate. The study could help the City avoid significantly higher future expansion costs that may otherwise exceed \$100 million. **Commissioner Connell** questioned spending \$70,000 before knowing whether the property is definitively for sale or what price Cutrale may seek. He said the evaluation would make more sense during a formal due diligence period after pricing and availability are known. **Mayor Berry** asked whether additional repairs or upgrades would be necessary to conduct testing and whether other potential buyers were pursuing the property. **CM Minner** responded that future retrofit, design, and infrastructure costs would likely be required and acknowledged that there could be outside interest, although Cutrale had not indicated an imminent sale. **Commissioner Pederson** clarified that the discussion involved only Cutrale's wastewater-related facilities and not the entire processing campus. He was not overly concerned about another buyer acquiring the property soon and supported obtaining more information about the facility's potential value and usefulness, while recognizing the risks involved. **Commissioner Burry** stated he shared concerns about the \$70,000 cost but felt the City needed reliable information before making any future purchasing decisions. He also noted the study would provide data necessary to evaluate whether the investment would ultimately benefit the City. **PWD Kelsey** explained the evaluation would take approximately 90 days and would include comparative cost estimates showing the expense of adapting the Cutrale facility versus constructing equivalent wastewater capacity elsewhere. The study would still provide valuable long-term planning information for the City even if the property is ultimately not acquired. **Commissioner Reisman** supported the proposal, describing the study as a relatively small investment

that could potentially save future taxpayers and commissions tens of millions of dollars in future wastewater infrastructure costs.

The roll call vote was:

Commissioner Pederson	Yes
Commissioner Reisman	Yes
Commissioner Connell	No
Commissioner Burry	Yes
Mayor Berry	Yes

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

**C. RESOLUTIONS:**

- 1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing the Mayor and City Clerk to execute a Satisfaction of Mortgage for property located at Lot 111, Overlook at Lake Griffin, 2120 Nicollett Way, owned by Kendria Williams as part of the Neighborhood Stabilization Program; providing an effective date of May 16, 2026.**

**Adopted Resolution 12,228**

- 2. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement affecting the property described therein from Gary and Holly Gray Family Trust dated July 29, 2025, joined by Citizens First Bank; and providing an effective date.**

**Adopted Resolution 12,229**

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

**A. SECOND READING OF ORDINANCES:**

- 1. An Ordinance of the City of Leesburg, Florida, amending the boundaries of the Grace Groves Community Development District, established pursuant to Ordinances 24-33 and 25-67; providing a severability clause; addressing conflicts; and providing an effective date. (Grace Groves CDD Amendment Contraction)**

**ADOPTED ORDINANCE 26-16**

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

by title only.

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

Mayor Berry requested comments from the Commission and the audience.

Planning and Zoning Director (P&ZD) Dan Miller presented a request to reduce the size of the CDD associated with the former Bar Key development property located south of Dewey Robbins Road and east of Bridges Road on U.S. Highway 27. **PZD Miller** explained the original CDD encompassed approximately 730 acres for a planned development containing 1,700 residential units and commercial areas. The request would reduce the CDD boundary by approximately 40 acres after FDOT acquired land in 2025 for roadway improvements and stormwater retention related to Turnpike upgrades. This adjustment was intended to realign the CDD boundaries to reflect the current property ownership and noted the City has approved similar boundary modifications in the past. He further confirmed the reduction would not affect the number of approved residential units and that the development would still meet green space requirements, with only a minimal density increase. **Commissioner Connell** asked whether the reduction was essentially required due to FDOT's acquisition of the property and questioned whether the acreage reduction would impact the number of homes or green space requirements within the development. He also confirmed with staff that much of the affected property was not considered developable land. **CM Minner** explained the acreage in question had always been a small, less developable portion of the site that had not been planned for active development. The property owners had previously discussed potential recreational use with the City before FDOT acquired the land for transportation improvements.

The roll call vote was:

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

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

**B. FIRST READING OF ORDINANCES:**

- 1. An Ordinance of the City of Leesburg, Florida, amending the boundaries for the County Road 33 Community Development District established pursuant to Ordinance 23-58; providing a severability clause; addressing conflicts; and providing an effective date. (CR 33 CDD Expansion)**

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

Commissioner Reismann made a motion to approve the ordinance and Commissioner Pederson seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

PZD Miller presented a request to expand the boundaries of an existing Community Development District (CDD) located east and west of County Road 33 and south of the Florida Turnpike. He explained the current CDD includes the Preservation Place subdivision and Banning Ranch Phases 1 and 2. The request would add the Tierra Vista subdivision and Banning Ranch Phases 3, 4, and 5, increasing the CDD from approximately 441 acres to 1,143 acres. The expansion would consolidate all related developments under one CDD since they share the same developer. He noted that the request would not change approved densities, zoning standards, or development entitlements and was strictly a boundary realignment. **Commissioner Connell** asked whether all subdivisions and phases included in the expansion had already received approval and questioned whether roads within the developments could potentially be maintained by the CDD as part of the PUD process. **PZD Miller** confirmed all subdivisions had already been approved. **CM Minner** clarified the City had not prohibited the dedication of roads within these developments through the platting process, noting that the City had only specifically prohibited that arrangement in the previously approved Brighurst development. **Mayor Berry** asked when the item would return for further consideration. **PZD Miller** responded that the next reading was scheduled for June 22nd and explained the applicants must complete certain advertising requirements before that meeting.

**C. NON-ROUTINE ITEMS:**

- 1. Resolution of the City Commission of the City of Leesburg, Florida appointing the Lake County (unincorporated) Residential customer to the Leesburg Electric Advisory Board; and providing an effective date.**

**ADOPTED RESOLUTION 12,230**

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 Pederson seconded the motion.

Mayor Berry requested comments from the Commission and the audience.

The roll call vote was:

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

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

**7. INFORMATIONAL REPORTS:**

**The following reports are provided to the Commission in accordance with the Charter/Ordinances. No action required.**

**A. None**

**8. CITY ATTORNEY ITEMS:**

No report.

**9. CITY MANAGER ITEMS:**

No report.

**10. ROLL CALL:**

**Commissioner Connell** — No report

**Commissioner Burry** — No report

**Commissioner Pederson** – Tonight we approved the downtown parking, and it is his understanding that they are going to demolish the partnership / center of the arts building possibly next week. **CM Minner** said it would start in June. **Commissioner Pederson** added that at least it is in the works, and it will increase our parking from a little over 100 to over 200 parking spots. It is going to be great for downtown.

**Commissioner Reisman** – Reminded everyone that tomorrow is the home dedication for the Penn Street Habitat for Humanity home. Hopefully everyone will come out. Then on Saturday we have a couple of events. At the community garden, he thinks it starts at 8:00 a.m., we are going to be building some more things there. And, then at 10:00 a.m. is the Leesburg Police Department shred event in South Leesburg at USB.

**Mayor Berry** – Look out for turning the city of Leesburg purple. The Rotary Club at noon will be celebrating their hundred years of service here in the city. In the month of June we will be lighting up the city of Leesburg with purple colors. More details to come. June 1st, we are celebrating downtown, and on June 27th, there will be a 5k walk downtown. She encouraged everyone to please participate and spread the word.

CC Purvis introduced our new Deputy City Clerk, Andrea Clark, to the Commission. It is great to have her.

**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 6:22 p.m.