

**AGENDA MINUTES
CITY COMMISSION MEETING
VENETIAN CENTER, 1 DOZIER COURT
MONDAY, FEBRUARY 28, 2022 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, February 28, 2022, at the Venetian Center. Mayor Pederson called the meeting to order at 5:46 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 at the Carver Heights / Montclair Area Community Redevelopment Agency meeting immediately prior to this meeting.

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

2. PROCLAMATIONS:

A. Public Procurement Month

Mayor Pederson read into the record the proclamation proclaiming March as Public Procurement Month. Purchasing Manager (PM) Mike Thornton accepted the proclamation.

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 offered.

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.4 - Rental facility policy changes to the City of Leesburg Facility Reservation Handbook

Commissioner Christian moved to adopt the Consent Agenda except for 5.C.4, 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 February 14, 2022

B. PURCHASING ITEMS:

1. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Fixed Unit Price Agreement with Agriculture Construction Services, LLC; and providing an effective date.

ADOPTED RESOLUTION 11,036

2. Purchase request by the Gas Utility Department for construction services related to the Phase 2 upgrade to the Newell Hill Regulator station with Miller Pipeline, LLC for an amount not to exceed \$81,275.00.

3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the

Mayor and City Clerk to execute a piggyback Agreement with Gresco Supply, Inc. for electric distribution transformers; and providing an effective date.

ADOPTED RESOLUTION 11,037

C. RESOLUTIONS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida, authorizing an increase in the number of full-time positions for the FY 2021-22 in the Gas Department, Customer Service Division, Planning & Zoning Division and Public Works Department and associated expenses due to current and upcoming growth; and providing an effective date.**

ADOPTED RESOLUTION 11,038

- 2. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Temporary Construction Easement from Bhakhiya, Inc., as grantor, to the City of Leesburg, as grantee, pertaining to land located in Stock Subdivision, a subdivision in Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,039

- 3. Resolution of the City Commission of the City of Leesburg, Florida, accepting a Utility Easement from Martin Boyd and Dianne W. Boyd, husband and wife, as grantor, to the City of Leesburg, as grantee, pertaining to land located in Stock Subdivision, a subdivision in Lake County, Florida; and providing an effective date.**

ADOPTED RESOLUTION 11,040

- 4. Resolution of the City Commission of the City of Leesburg, Florida adopting the suggested rental facility policy changes to the City of Leesburg Facility Reservation Handbook; and providing an effective date.**

ADOPTED RESOLUTION 11,041

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 Christian seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Robuck stated he was okay with all of the changes. However, now that this facility has been open for awhile, he knows that it is a pretty popular place. Should we look at increasing the rates? **CM Minner** replied that it is up to the commission's discretion. It really is what you would want to do. The rates are not that expensive. If you wanted to rent this facility for three or four hours, you would pay about twenty-four hundred dollars with a deposit of about five hundred dollars. We were interrupted right at the opening by COVID. However, now, we have been renting the place for about a year. We have not had any significant issues with disrepair. If the rates are something the commission would like to revisit, we could certainly do that at anytime. **Commissioner Robuck** said he would be okay talking about them during the budget. His specific concern was with the weekend rates. Right now, we are so under the market rate and that may be why we are attracting some interesting events. He is sure there is a way to protect some of the local organizations and residents, yet make it less attractive for people who are just looking around Central Florida to hold other types of events. **CM Minner** replied that, fundamentally, we have a leasable facility that right now is getting a lot of negative reviews. It could potentially interfere with the private sector because we are receiving those types of complaints. It has the desire to provide a nice facility for normal functions. Someone could have a fiftieth birthday party, a wedding, a barmitzfa, normal wholesome good stuff. There have been other events that have come previously. Unfortunately, there was an email received showing male strippers and midget wrestling. There were bigger parties that had come before where they arrived dressed in lamb's clothing and they ended up becoming lions. The process is that folks go and visit the recreation department and they see TeRella, who leases out the building. For example, the applicant states they are having a birthday party for their mom. Then, a week later, on social media, we see cigar bars and other things and TeRella is left thinking, holy cow. She never thought that those folks were going to have that type of function. A lot of it has to do with hidden agenda parties. We allow later use hours and we do not regulate that because we want to be fair and equal with everybody. We also have to look at alcohol without police protection. We believe if we shortened the hours back to ten o'clock, that would help get us back to normal weddings and the normal types of events. There would be special exceptions that would allow till midnight approved by the city manager. His position, with exceptions, would be for the Partnership, the CDC, the Men of Distinction, the Chamber, and the Art Center. If they need an okay from a recognized non-profit organization, that is a good wholesome event. That would be a yes, but for some midget wrestling, that would be a no. Mayor Pederson's phone has been ringing off the hook because, even though we have not had issues here, the Chief has had conversations with Travis Rima and himself, saying that it all starts here and then they will move the party somewhere else. He believes this change is good and more important than the price at this stage. When we get into the budget process, we can discuss the price.

Commissioner Robuck asked how the city would monitor it to make sure that people do not lie about the requirement for alcohol. **CM Minner** answered that they do not rent the facility out until the applicant provides their plan. We would have an off-duty officer lined up if they plan to have alcohol.

Commissioner Robuck questioned whether we needed to provide an officer for the whole weekend. So, they cannot come in to say they are not having any alcohol at their event and then show up the night of their event with alcohol. **CM Minner** responded that if they say they are having a wholesome event and they are not having alcohol and then they show up with the booze, then the staff here will call the police. **Commissioner Robuck** agreed he just wanted to make sure what would happen. **Mayor Pederson** stated that when he hears a five hundred dollar deposit, it is cheap. Maybe that should be bumped up. It could maybe protect us better because this is a nice facility. Plus, if someone misleads us, we should keep their deposit. **Commissioner Christian** remarked on the non-profit organization that is charging thirty dollars a ticket for a banquet, as opposed to someone charging five hundred dollars a person for an event, they do not care about the deposit. They do not care about how much the rental is. The one who gets hurt is the guy coming in saying I am from the church and I want to have a banquet. When you say give me one thousand dollars for a deposit. Then you have to use a caterer from the city at fifteen dollars a plate when they are charging thirty dollars for a ticket at the door for the banquet. You are telling your

smaller non-profits and small church groups that you cannot use this building in your city because you cannot afford to pay the deposit. That would be two hundred and fifty for the weekend. Times that by four, that is one thousand dollars. So he is at two thousand dollars before he even walks in the door. Is he trying to say to the community who bought a ticket for thirty dollars that he just hustled? For four hundred people, he only walked away with a five hundred dollar profit. That is not worth it. If they charge twenty-five dollars to get in the door and then they sell some alcohol. They are not going to care about the deposit, because they are going to walk away with twenty thousand dollars. He thinks that is what attracted the people to this facility, because they could make money doing it. Maybe we did not talk to the promoters, saying if you messed up, because basically, the ownership is on the promoters. When somebody comes in smoking, it is your responsibility to say "hey, my name is on this, you cannot come in here smoking." This got out of hand and they could not control that crowd. It is not fair for our staff to try and tell five hundred people you cannot do this and you cannot do that. That puts them in an awkward position. It is not just Leesburg; the same thing happened at the Fairgrounds and people complained because the people left the Fairgrounds and went out into the neighborhoods to the basketball parks and those people went berserk. You cannot control it once people get into the facility. Just as you cannot control people going into a 7-Eleven or a Circle K. Maybe stopping at ten o'clock will help curb that a little. He does not think the price is the issue and he does not think the deposit is an issue. If people want to come in, especially if they are making money, they do not care what the price is. You hurt the non-profits and other groups that want to have a fiftieth birthday party. Plus, who wants to have a party on Thursday just to have it at a cheaper rate? He does not know if city staff can look at the books to see if we are booked out and at what level. **CM Minner** replied we are not at that level yet. **Commissioner Christian** said, in the old building you could not get in there. You would have to book it at least three months in advance. He does not think we are having that problem.

The roll call vote was:

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

Five yeas, no nays, 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. THE SUNNYSIDE LANDING CASES (ANNEX, COMP PLAN & REZONING)
HAVE BEEN RESCHEDULED FOR MARCH 28, 2022.**

Mayor Pederson informed the public that these items had been postponed until the March 28th Commission meeting.

2. An Ordinance amending the City of Leesburg Code of Ordinances, Chapters 1, 7, and 10 with updates to the previously approved Ordinance No. 20-01 with the current versions of the Florida Building Codes, providing clarifications to the permitting process; and providing an effective date. (2020 Building Code Update)

ADOPTED ORDINANCE 22-11

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

Commissioner Christian made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience. There were no comments from the commission or the public.

The roll call vote was:

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

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

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 37.6 +/- acres from City of Leesburg PUD (Planned Unit Development) to City of Leesburg PUD (Planned Unit Development) to allow for a single-family residential development for a property generally located north of County Road 48 and west of South Quarters Road, as legally described in Sections 15, 21, and 22, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Windy Oaks PUD)**

ADOPTED ORDINANCE 22-12

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

Commissioner Christian made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Robuck asked if the language made it into the PUD with regards to the roads, trees, and lighting or if that needed to be amended. **Planning & Zoning Manager (PZM) Dan Miller** responded that staff made three changes. One was with the statement being adjacent to industrial use. That is under Section 3C, Land Use. The second is under Section 5E, Design and Architectural Standards, which is a statement using the dark sky lighting principles which was previously talked about. The third is under the landscaping and buffers, staff entered a requirement for a minimum of one canopy tree in each front yard. **Commissioner Robuck** questioned where the roads were located? **PZM Miller** thanked him for bringing that back up. They did clarify the roads under road maintenance. Those changes were made stating that the city would be taking the roads versus not taking the roads. **Commissioner Robuck** thanked him for making those changes.

Danny Watson, of Okahumpka, mentioned that he saw there were three meetings on this item. He wanted to know if this would be the final meeting or if there would be more. **Mayor Pederson** responded that this would be the

final meeting. The Commission will be making their final decision tonight.

The roll call vote was:

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

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

4. **An Ordinance of the City of Leesburg, Florida, amending Section 25-330, Code of Ordinances, to allow six-foot fences in side yards, subject to application of the 25-foot clear site triangle; and providing an effective date. (Fence Height on Corner Lots)**

ADOPTED ORDINANCE 22-13

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

Commissioner Christian made a motion to adopt the ordinance and Commissioner Robuck seconded the motion.

Mayor Pederson requested comments from the Commission and the audience. There were no comments from the Commission or the public.

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 ordinance.

5. **An Ordinance of the City of Leesburg, Florida, adding a Planned Development Overlay to the existing M-1 (Industrial) zoning to allow educational facilities and to request a waiver from Section 25-282(A)(1) PDO Five Acre Minimum Requirement for a property located south of Dr. Martin Luther King, Jr. Boulevard and on the east side of Thomas Avenue, as legally described in Section 15, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Inspire Learning Academy PDO)**

ADOPTED ORDINANCE 22-14

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

Commissioner Robuck made a motion to adopt the ordinance and Commissioner Christian seconded the motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Burry questioned this being M-1 Industrial use. Is that heavy duty industrial? He would like the school to sign some type of waiver stating they are aware that they are moving into a heavy industrial-use area. Where there may be a neighbor that could interfere with their perceived serenity. **PZD Miller** answered that they could do that. The property is zoned industrial and the future land use is industrial. However, it is an office building. It goes back to way before he was here, but he would certainly have them sign a waiver/statement. **Commissioner Christian** asked what the surrounding uses were. He wondered if that was where the Child Support Office was located. There are some other businesses and there are now and some future land development that comes in. For the future developments around them is that commercial or industrial? **PZM Miller** responded that immediately to the north there would be an expansion of the industrial park. To the west you have Babettes Furniture and Sign Crafters. They have spoken in general terms about future developments which would be similar warehouses, so while the potential for future heavy industrial exists it is highly unlikely based on the ownership and the proposed expansion plans. In addition to the south, that is simply RV and camper type storage. **Commissioner Christian** said he does not want anyone coming in where we have forty-five kids and fifty parents, teachers and principals saying do not let this business like Walmart come behind Sign Crafters because we have an awesome school going. That needs to be on the record, so when they do come, the city manager or the mayor at that time can pull out that paper and say in 2022 it was agreed and understood that a business may come into Leesburg right beside the school. **PZM Miller** replied staff would be happy to have them sign a statement acknowledging the future potential for a business to be constructed right next to their school.

The roll call vote was:

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

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

B. FIRST READING OF ORDINANCES

1. None

C. NON-ROUTINE ITEMS

1. Ranking / Discussion of Interviewed Law Firms for City Attorney

PM Thorton stated the city had completed the interviews for the top four firms for city attorney. Tonight, the commission will be making their final decision. **CM Minner** stated that, pursuant to their discussion, each commissioner would complete a ballot. **PM Thorton** handed out the ballots to be cast to each commissioner. Once the commissioners casted their votes, he collected and tallied the votes. He handed the ballots with the totals to the city manager.

Mayor Pederson mentioned that the city received five RFP's for the city attorney position and interviewed four

firms. It was a tough decision to make. All the firms were very impressive. He appreciated everyone's interest in the capacity of serving as city attorney. He told the city manager that he walked away having learned something from every interview.

PM Thorton stated that, based on the rankings, the top ranked firm is Stone & Gerken, coming in with three number one rankings and two number three rankings. There was a tie for second place between Brionez & Brionez and the Vose Law Firm. Shephard Smith Kholmeyer & Hand came in fourth place. **CM Minner** asked if he would provide the points on that. **PM Thorton** answered that Stone & Gerken received number one from Commissioner Burry, number three from Commissioner Christian, number one from Mayor Pederson, number one from Commissioner Robuck, and number three from Commissioner Connell.

FIRM NAME	Rank	Total Ordinal	Com. Burry	Com. Christian	Mayor Pederson	Com. Robuck	Com. Connell
Brionez + Brionez, P.A.	2	13	4	1	2	2	4
Vose Law Firm, LLP	2	13	2	2	4	4	1
Shepard, Smith, Kohlmyer & Hand, P.A.	4	15	3	4	3	3	2
Stone & Gerken, P.A.	1	9	1	3	1	1	3

CM Minner stated that if the Commission is good with Stone & Gerken the next step would be to enter into a letter of engagement, so we can start working with them. At the March 14th meeting we will bring a contract for your consideration. **Commissioner Christian** asked what would happen if they declined. Do we have a backup? **CM Minner** replied that he did not think that would happen. However, if they declined for some reason, they would have to talk about that at the March 14th meeting.

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 December 2021

Commissioner Christian questioned the 001 fund. We have VPG Leesburg One, LLC, where they are working with planning and zoning on traffic for five thousand one hundred forty-seven dollars and fifty cents. Do we pay that or do they owe it to the city? **PZM Miller** replied that if we had any type of bill coming out of that it would be for a traffic study. That would be whenever a development comes and they are required to do a traffic study at their own expense. We have an expense account (a pass through) but we do not pay that bill. **Commissioner Christian** said there was another account for Corey Nick's apprentice reimbursement. There was three thousand six hundred and fifty dollars. What was that for? **BM McDaniels** replied that means, Mr. Nick went through the apprentice program and then decided to leave the city. He is now required to make payments back to the city. **Commissioner Christian** wanted to clarify that if an employee is hired and goes through the apprentice program and leaves before completing the required timeframe, they have to pay the city back. **BM McDaniel** said yes, if they were to go get a job somewhere else.

8. CITY ATTORNEY ITEMS:

CA Vasquez had no comment.

9. CITY MANAGER ITEMS:

CM Minner had no further comment.

10. ROLL CALL:

Commissioner Christian wanted to follow up on where we were with the employee diversity training. Have we done anything with it this year? He knows last year we had six hundred dollars in the budget. It was a big ticket item and he has talked about this a lot. **CM Minner** replied that he would get a full report from the HR Director and would follow up with him on that. **Commissioner Christian** said there was a meeting where we talked about adjusting our health fund with the employees who had been with us for a while. They had like six months. Where are we with that? **CM Minner** responded that the cutoff date for that was April 2nd. He had not heard a whole lot of rumbling one way or another since the initial inception, which is a good thing. He has not heard back from the CBA's on whether they are trying to challenge it. A side note, is that our exposure is still not doing well this year. **Commissioner Christian** asked if they were going to hear about that during the budget process. **CM Minner** said yes, but at the rate we are going now we would probably have to make other modifications. His knee jerk reaction is that we will probably have to increase the employee contributions.

Commissioner Burry inquired about our downtown grants. Have we had any takers? **CM Minner** replied we had two inquires, but no applications. **Commissioner Burry** said that it was brought to his attention that there are other neighborhoods in the city who would like to have golf cart access to our downtown corridor. He was wondering about the status and possibility of 3rd Street across 441 to Beverly Shores and possibly Main Street near the west side of town. **CM Minner** responded that he has had those inquires as well and he has responded to those emails. The Public Works Director is also working on those issues. However, he noted that we will most likely have some issues with FDOT because they were pretty adamant on proper crossings downtown here from Palmora Park. That is why we have the crossing at Canal Street. He knows 9th Street is a favorable crossing for golf carts, but not a favorable crossing for FDOT. The city would also like to see other neighborhoods get some crossings like Beverly Shores, because that would be a good one. However, the natural crossing at 3rd Street would probably be a little problematic. In the initial discussions with FDOT, he would not say their conversations were not that bad, but he would not say we could get it done tomorrow either. It is not a "not doable" type of project, but it is not low-lying fruit either. It is something that we will have to keep working on. A classic example of this is when Lake Port Square wanted golf cart access. The folks that live there wanted to get downtown. They are one of the closest to the downtown, yet one of the most difficult, because of the crossing at Dixie. They do not have any real access to get from Lake Port down Dixie to Canal Street. The city is aware of those issues and the Public Works Director is working on that.

Commissioner Robuck said when we approved the gas deal over in Newell Hill it reminded him about the liftstation and that development that failed. We had a developer's agreement where they were going to put one in. Did anything ever come of that? **CM Minner** answered that he would have to go back and double check, but he was pretty sure that there was a clause in the contract that it was not transferrable. So, the liftstation deal died with the sale. He would confirm that and respond back to him. **Commissioner Robuck** also wanted to bring up for discussion purposes that maybe April would be a good time to go back to the Commission Chambers. It would give them a little more time to make sure everything had settled down. Plus, the March 28th meeting is not going to fit in the Commission Chambers because Sunnyside has moved to that date. **Mayor Pederson** remarked that it would be a great idea to move back to the chambers. **CM Minner** pointed out that it is at the Commission's pleasure, so if you say it, it will be done. **Commissioner Burry** mentioned that there was no opposition from him. **CM Minner** stated that with the first meeting in April, they would return to the chambers. He asked the city clerk to get the advertisement out and make the public aware.

Commissioner Connell had no comment.

Mayor Pederson wanted to throw an idea out for discussion even though they would probably have to talk about it during the budget. When he drives by the Venetian Center he sees how nice it looks. He sees Pat Thomas and how it is being renovated and the nice new sign. However, now the Wellness Center is not looking so nice these days. He mentioned something to the city manager the other day and he would recommend knocking that building down because it just does not fit in. It would open up a nice view for Pat Thomas and it could create more parking. We do not need to make a decision on it tonight, but he just wanted to put this out there. Maybe see if the commission has any thoughts. **Commissioner Connell** stated he would hate to tear down a perfectly good building. The foundation for that building, he is sure, needs a tremendous amount of money if you are looking to have something rebuilt on that site. He would not be opposed to renovating it or putting some money back into it, but he would not be in agreement with tearing it down. **Mayor Pederson** said that he would be okay with that if that is what the commission wanted. That building just does not fit in right now, at all. There is also a retention area directly to the east of Pat Thomas and the Wellness Center that has a chainlink fence around it. He knows we have taken chainlink fences down around some other retention areas so maybe we could do something more decorative there. The Venetian Center looks so good that now he notices the Wellness Center and the chainlink fence. Those two stand out to him more than the newly renovated building and the Venetian Center. **Commissioner Robuck** asked if the new standards were to have no fence around retention ponds. He does not know if they were for the old ones, but he knows the big retention pond on US-27 has no fence. **CM Minner** replied that FDOT will do that if they can get to the cross slopes where they need them. Like the one on Perkins Street with landscaping and buffering, it is also site-dependent. We will put that one on the list to be looked at.

Commissioner Robuck said that with the Wellness Center he does not know if we would ever be able to rebuild it because that building is sinking. Also, with renovating it, that could last a long time. It was his understanding that the slab was sinking. **Commissioner Connell** remarked that the reason he brought up the foundation was because the soil there is terrible. If you tore that building down and put up another one with the foundation the way it is, you would have to sink new pilings and everything else. That would cost a fortune. **Mayor Pederson** said he thought Commissioner Connell would like his idea of opening that area up to Pat Thomas with all the money that the city has spent there. **Commissioner Connell** stated that he was not opposed to making Pat Thomas better, not at all. We could do something with that building, renovate it and make it some type of museum for Pat Thomas for all the different players who have played there throughout the years. **Commissioner Burry** commented that we also talked about moving the Health Center from that location, potentially, to Griffin Road. That is where it was before. Are we still considering that idea? **CM Minner** replied yes. When we made the lease for the Ski Beach Restaurant, we came up with the concept here for the Venetian Gardens phase three and building this facility with commercial private partnerships and trying to get this side of the basin a little more robust and commercial so that it would kiss the downtown and we would have synergies going on. That lease language has first right of refusal for that parcel and that parcel is the area where the Wellness Center is. Whether that be another restaurant venture, parking, or nothing. It is just out there hanging. There have been a lot of delays getting the restaurant going, with COVID, and the roll into phase two of more activity down here at the basin or this part of the basin. The investment in Pat Thomas was a good thing. The backup plan for if we ever need more space down here. We would look at the Wellness Center and potentially shift it to the Knights of Columbus and put city facilities over there. There have been internal discussions with the gas department about potentially using that facility. There were three positions approved tonight and we anticipate some growth in the gas department. The gas department is going to quickly outgrow their facility on 6th Street. There are a bunch of different concepts that could potentially happen to the Knights of Columbus building. **Commissioner Christian** said we just talked about approving five million dollars for some Carver Heights reinvestment to improve the gateways. He does not think putting a bunch of gas trucks and city employees at the front of the gateway is going to be aesthetically pleasing. He hopes that they look at the gas department and get them another building somewhere else so it is not in the gateway. We just did one here on East Main, the old warehouse building where we put public works. City facilities are great when they look like the Venetian Center, but when they look like a broken down warehouse with a bunch of city trucks with a barbedwire

fence around it, they do not look too impressive, especially at the gateway. When you are talking internally, he asks whether they think about that and the aesthetics of coming down Griffin Road. You already have the Fire Department and the big Electric Department. Now you want to stick the Gas Department with a bunch of big trucks on your thoroughfare. That defeats the purpose of getting the five million dollars and redeveloping it when you have a city facility with big trucks. **Mayor Pederson** stated that the Venetian Center and the parking lot could be full. When this restaurant comes online, parking is going to be more important. He said there is a chance to open up visibility and create more parking, but we can talk about it more at a later date.

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 6:29 p.m.