

**AGENDA MINUTES
CITY COMMISSION MEETING
CITY HALL, 501 W MEADOW STREET
MONDAY, JUNE 27, 2022 5:30 PM**

1. CALL TO ORDER

The City of Leesburg Commission held a regular meeting on Monday, June 27, 2022, at Leesburg City Hall. 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
Mayor Mike Pederson

Commissioner Dan Robuck was absent. 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

Commissioner Christian 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. Proclaim City of Leesburg Election for November 8, 2022

Mayor Pederson read a proclamation proclaiming November 8, 2022 as the Municipal Election for the City of Leesburg.

3. PRESENTATIONS:

A. Recognition of Leesburg 15U Babe Ruth All-Stars Baseball Team - Won the District 10 Tournament to qualify for the Babe Ruth State Tournament in Sarasota July 14-17

Recreation Director (RD) Travis Rima introduced the 15U Babe Ruth All-Stars team who won the District Tournament this year. They are heading to Sarasota for the Babe Ruth State Tournament from July 14th through the 17th. He mentioned that Brittany Haller, the Athletics Supervisor, received an

email after the district games. Usually, when you receive an email from other parents from other teams, they are not good emails. However, they stated they were impressed with how well our team played and how great the coaches were. They also said they were impressed with how they treated the kids and how the kids had great sportsmanship on the field. To receive a random email from someone in Umatilla who had nothing to do with the City of Leesburg was a compliment to our players and coaches. That was very neat.

Athletics Supervisor (AS) Brittany Haller and **RD Rima** handed out certificates to each of the players; Tyeson Williams, Jackson Bryant, Nate Smart, Gavin Reneveld, Brady Lawler, Gage, Gessner, Tyler, Lockwood, Damien Bean, Logan Thompson, Joey Ruggerio, Land Baltunis, Jasmine Sweeney and Justin Haddox. Players Liam Henderson and Zack Egner were not present. Certificates were also presented to each of the coaches; Rory Bryant, Scott Baltunis, Matt Bean and Tom Lockwood. He also gave a special thanks to the team mom, Ms. Pam, who helped out the entire time. **Mayor Pederson** congratulated the entire team and wished them the best of luck.

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.

Dr. Erika Jasper asked if the commission had ever thought about placing additional charging stations for electric cars throughout the city. She did not know if that had been a topic of conversation behind closed doors. She knows that is the wave of the future. Personally, she plans on buying electric cars, so she was wondering if that was something the city would need to put in the budget and if it was something the city was thinking about. **CM Minner** responded that once upon a time the city had some charging stations. There was one here at City Hall and we do have one at the Library. It is something that we have not talked about publicly. However, it is something that he has talked about with the Electric Director, Brad Chase, but he does not have any specific answers. It is something they are starting to look into as far as costs and locations. There are a lot of moving pieces to this on whether we charge for the stations, how much the costs are, and those types of things. **Mayor Pederson** remarked it is a growing trend. **Commissioner Christian** said he was down in South Florida and he saw where they had some of the electric stations at the Wawa Gas Station. He wondered if companies are putting these in or if the municipalities are installing them. **CM Minner** replied it could be both. Obviously, companies like Wawa are doing it and yes, some cities are doing it as part of their capital improvements. They are providing these services in public places where there is available parking. We have talked about possibly having some at the Venetian Center and other locations throughout the city. We will look into it more and report accordingly. This may be something we talk about at the budget workshops. **Mayor Pederson** wanted to know if some cities are charging or if they are offering it for free. **CM Minner** answered it is all over the page about what they are doing. It is something that we need to consider with how we recoup the cost of that electricity.

Tim Harnage, Anahid Drive, Leesburg said he moved to Leesburg about seven months ago. They previously lived in Orlando for sixty-five years. They moved from their family home due to extreme noise issues and for safety from cars going way too fast. They moved to Leesburg for the quaintness and quietness, along with the natural beauty Leesburg offers. They bought a brand new house and right now they are still building homes around theirs. They are having issues with the construction workers. The construction workers have three-foot-high speakers and they can hear music in their house two to three blocks away. They have gone to the construction managers and asked them if they could do something

about their workers and if they could turn the music down. Their reply was no because there was no noise ordinance that said they had to make them do it. Their workers were not breaking any laws. That is the reason he is here. He called code enforcement and he was told there was no noise ordinance in the City of Leesburg. He wanted to know if this was something that could be addressed. He brought documents with him from other cities. The City of Winter Park has passed rules and laws and theirs are extremely stringent for this reason. He pointed out that come July 1st, there was a state statute just passed for radios in cars. Where, if they can be heard more than twenty-five feet away, they could be cited. He knows there are noise ordinances that could be addressed. He also brought studies from universities that have done studies on the problems of noise and how loud things are and how they can affect your hearing. He wanted to know if there was a way we could get a strict noise ordinance in place. In the City of Orlando where he lived, it was a great place ten years ago, but now it is just total chaos. He would really like for the City of Leesburg to be proactive and have something in place before all this comes to Leesburg from everywhere else. Leesburg needs to be proactive instead of reactive, so when it does happen and it will happen, we can somehow stop it before it gets going. **Mayor Pederson** asked what subdivision he resided in. **Mr. Harnage** replied, Lake Denham Estates. **Mayor Pederson** said that he recently learned the city did not have a noise ordinance due to a complaint he received. However, he believes we do have a nuisance ordinance. **CM Minner** stated that the bottom line is we have struggled with noise complaints because we do not have a noise ordinance persay, but we do on occasion use the nuisance ordinance to fight noise complaints. To use the nuisance ordinance that is used when we catch someone in the act. The police have had some success with asking someone to turn down the radio. In this case, having a construction issue and the music coming loudly right from speakers onsite. If the police could witness that, the police would be able to stop it. On the code enforcement side, that is a different issue. We have toyed with a noise ordinance on occasion. Sometimes they work well and sometimes they do not. They are difficult to impose because even though some communities have them, they are problematic in implementation and enforcement. This is not the first noise complaint we have had. He would recommend talking with the city attorney and the police chief so we could bring a good recommendation to the commission. We hear time to time about communities adopting noise ordinances, so why haven't we? The bottomline is, because the implementation and enforcement of it is problematic. Some communities forge ahead with noise ordinances, but that does not mean they are written correctly. It just means they have not been challenged. It is something that we need to talk about with the amount of construction. Plus, we are getting more complaints, so it is something that we should probably look at in more detail. **Mayor Pederson** mentioned after reading the nuisance ordinance he thinks he would be protected under that. **CM Minner** said he can think of a few times downtown when the police had an issue. They showed up and there was noise. They were successful with getting it stopped. **Mr. Harnage** thanked them for the time. He loves living in Leesburg. His family are fourth generation Floridians. His wife spent her whole life in that house in Orlando, but they had to leave because of the noise. They are really passionate and they just want to make sure Leesburg stays the way it is. **Mayor Pederson** remarked that he was happy he chose Leesburg. We will get it right. **Dr. Jasper** chimed in saying, prior to the previous city attorney's passing, she had the opportunity to meet with him on a few occasions regarding this matter. There were some issues in the Carver Heights area and he mentioned to her that the city did not have a noise ordinance because it was a violation of the second amendment, freedom of speech. She did not know if that was an issue, but she did go to him on several occasions to try to get a noise ordinance and that was one of the main reasons why he told her the city could not have one. **Mayor Pederson** said his knowledge of them is what he has read in the newspaper. They are very controversial on both sides. **Commissioner Burry** commented that he would be in favor of some type of noise ordinance.

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.4 - Agreement with Halff Associates, Inc. for professional services related to a PD&E study for the Tav-Lee Phase II multi-purpose trail for an amount not to exceed \$175,855.50

5.C.2 - Landlord Consent to Assignment of Lease, between the City of Leesburg and Central Florida Avionics and Instruments, LLC.

Commissioner Christian moved to adopt the Consent Agenda except for 5.B.4 and 5.C.2, and Commissioner Burry seconded the motion.

The roll call vote was:

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

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

A. CITY COMMISSION MEETING MINUTES:

1. Regular meeting held June 13, 2022

B. PURCHASING ITEMS:

1. Resolutions authorizing execution of amendments to the City's storm debris removal and monitoring agreements.

- a. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a First Amendment to TFR ENTERPRISES, INC. whose address is 601 Leander Drive, Leander, Texas 78641 renewing and extending an existing Agreement for debris removal and management services pursuant to Request for Proposal 180462; and providing an effective date.**

ADOPTED RESOLUTION 11,101

- b. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a First Amendment to DRC EMERGENCY SERVICES, LLC whose**

address is 500 South Australian Avenue, Suite 600, West Palm Beach, Florida 33901 renewing and extending an existing Agreement for debris removal and management services pursuant to Request for Proposal 180462; and providing an effective date.

ADOPTED RESOLUTION 11,102

- c. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a First Amendment to ROSTAN SOLUTIONS, LLC, renewing and extending an existing Agreement for debris removal and management services pursuant to Request for Proposal 180462; and providing an effective date.**

ADOPTED RESOLUTION 11,103

- 2. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement with WatchGuard Video, Inc. for an integrated body-worn camera (BWC) and in-car video system with Video as a Service (VaaS) support for a total amount of \$560,760.00 paid for over 5 years with a first year cost of \$143,157.00 and 4 additional annual payments of \$112,152.00; and providing an effective date.**

ADOPTED RESOLUTION 11,104

- 3. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Task Order with Dewberry Engineers, Inc. for professional engineering services related to the City's Consumptive Use Permit (CUP) modification for an amount not to exceed \$111,410.51; and providing an effective date.**

ADOPTED RESOLUTION 11,105

- 4. Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an Agreement with Halff Associates, Inc. for professional services related to a PD&E study for the Tav-Lee Phase II multi-purpose trail for an amount not to exceed \$175,855.50; and providing an effective date.**

ADOPTED RESOLUTION 11,113

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

Commissioner Burry made a motion to adopt the resolution and Commissioner Christian seconded the

motion.

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Connell commented that he spoke with the city manager about this and it was his understanding that the one hundred and seventy-five or one hundred and seventy-six thousand dollars was to finish up the study just to tell us how much it would actually cost to connect this trail. He believes back in 2006 the city manager told him that this project would cost around seven million dollars to complete. Now, he figures, with the cost increases today, this could be about fourteen million dollars. He cannot see spending another one hundred and seventy-six thousand dollars on a project we cannot afford. He understands there is some potential funding available, but we do not know until we get this study done. This is an awful lot of money to find out that it may cost us ten to fifteen million dollars to move forward. He has a hard time supporting this. **Mayor Pederson** remarked his understanding of the way the grant money works from the state is that we have to pay for the study. That would put us in the bucket for funding. The city is not going to spend that kind of money. He was of the opinion that money would come from the state. We cannot even start this process without doing the studies. This was also approved in the budget last year. **Commissioner Connell** stated it is going to cost one hundred and seventy-six thousand dollars to just find out what the state will even pay for. Then we may find out that the grant matching is not something we can even afford. He does not see the need to risk one hundred and seventy-six thousand dollars to find out this is a project we cannot move forward with. **Commissioner Christian** said he hears the concerns, but he thinks about the connectivity of trails in Lake County. We have to decide if we are going to be part of that connectivity in Lake County and Central Florida like other communities are. This is something we have talked about since 2006. We have done part of the study. Now we need to finish it. If we are going to be a trailer enthusiastic or even part of the system, we have to be able to say to the state or the federal government that Leesburg is shovel ready, so give us eight million dollars or four million dollars. Other communities are getting these funds. We have Mike Stevens from USB. He has been working really hard to let us know what is happening in Ocala, Marion County and Seminole County. We are a part of that missing link in Lake County. We debated a lot about this during budgets and we talked about it in several workshops. We have three hundred and seventy-five thousand dollars in the budget for these particular projects. For him, it would be a kick the can down the road project. It will be for a future commission to vote on whether they can secure funding from the State of Florida or the federal government. He is okay with being in the game. If this gets kicked out, that would be saying to Lake County and whoever else that Leesburg does not want to be involved with the trails. This is a benefit for the communities and the cities. We talk about downtown all the time and we compare what is happening in Winter Garden, Clermont and this trail would connect us and help our downtown. If we ghost this project, it would be like saying to our downtown that we are not going to spend three million dollars renovating it. We are not going to connect other communities to our downtown. This was all part of that big puzzle. Leesburg needs to make sure that we are part of that synergy that is happening. **Commissioner Burry** commented that as a commission we approved half a million dollars and it rolled back to three seventy five thousand dollars. Initially, we had discussed half a million dollars. This is the kind of work that money was set aside for. He is in favor of spending the money to try and get the grant.

The roll call vote was:

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

Three yeas, one nay, 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 Consent to Sublease between the City of Leesburg, Blackbird Aviation Building, LLC, ("Lessee") and Executive Global Transportation Services, Inc. ("Sublessee"); and providing an effective date.**

ADOPTED RESOLUTION 11,106

- 2. Resolution of the City Commission of the City of Leesburg, Florida, Authorizing the Mayor and City Clerk to execute a Landlord Consent to Assignment of Lease, between the City of Leesburg and Central Florida Avionics and Instruments, LLC; and providing an effective date.**

ADOPTED RESOLUTION 11,114

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Burry stated he pulled this item not because he was against it, but because he noticed in the language it says that the land rent is three hundred and one dollars per month and it will increase by the CPI every other year and the hangar does not. He spoke with the city manager about it and this actually goes back to before he was in the city. This is an old agreement. In the future, he would like to see us do all the rentals/leases at the airport this way. This one is fine, but we need to include both the land and the building in the CPI. **CM Minner** said just for background and from staff's perspective, it has been going on nine years since this one was approved. That was when interim City Manager, Ray Sharp, and Airport Manager, Leo Treggi put together the deal. His recollection of service for this commission has been that there was an inconsistency in some of these older leases. Back when Commissioner Hurley was on the commission, there was a lengthy discussion regarding the leases; comparing the business community and the airport. They felt they made a conservative effort to be more consistent. When a lot of the thirty-year leases came up, they did not renew them. We kept the facility and it went to market rate. This is one of those leases that came in at the end before the commission started really looking over these. In his tenure, there was a blip where the CPI was put on the land and not on the building. Now, we have a business being taken over, which is an LLC. That is part of the asset and because there is that right of transfer, we do not have a hitch to change it. He was taking Commissioner Burry's point and pointing out the difference. He wanted to make sure we were consistent as we have been in moving forward.

Mayor Pederson mentioned the commission has been pretty consistent as of late with the leases being adjusted for CPI.

The roll call vote was:
Commissioner Connell

Yes

Commissioner Christian	Yes
Commissioner Burry	Yes
Mayor Pederson	Yes

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

3. **Resolutions requesting the City Commission approve acceptance of an FAA grant for the Leesburg International Airport and approving execution of a Task Order with GAI Consultants, Inc. to provide professional services related to the FAA grant for a Wildlife Hazard Assessment.**
 - a. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute Grant Agreement 3-12-0042-030-2022 between the City of Leesburg and the Federal Aviation Administration (FAA), for the purpose of obtaining funding for the Leesburg International Airport Wildlife Hazard Assessment; and providing an effective date.**

ADOPTED RESOLUTION 11,107

- b. **Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Task Order with GAI Consultants, Inc., for professional planning services for the Wildlife Hazard Assessment at the Leesburg International Airport; and providing an effective date.**

ADOPTED RESOLUTION 11,108

4. **Resolution of the City Commission of the City of Leesburg, Florida accepting and approving a plat for Villages of West Lake Unit No. 48, a subdivision of the City of Leesburg, Florida, being a portion of Sections 06 and 07, 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. (Villages of West Lake Unit No. 48)**

ADOPTED RESOLUTION 11,109

5. **Resolution of the City Commission of the City of Leesburg, Florida accepting and approving a plat for Villages of West Lake Unit No. 56, a subdivision of the City of Leesburg, Florida, being a portion of Section 07, 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. (Villages of West Lake Unit No. 56)**

ADOPTED RESOLUTION 11,110

6. Resolution of the City Commission of the City of Leesburg, Florida accepting and approving a plat for Villages of West Lake Unit No. 58, a subdivision of the City of Leesburg, Florida, being a portion of Section 07, 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. (Villages of West Lake Unit No. 58)

ADOPTED RESOLUTION 11,111

7. Resolution of the City Commission of the City of Leesburg, Florida accepting and approving a plat for Villages of West Lake Unit No. 59, a subdivision of the City of Leesburg, Florida, being a portion of Section 07, 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. (Villages of West Lake Unit No. 59)

ADOPTED RESOLUTION 11,112

6. **PUBLIC HEARINGS AND NON-ROUTINE ITEMS:
COMPREHENSIVE PLAN INFORMATION SIGN-UP SHEET (YELLOW)
AVAILABLE**

A. SECOND READING OF ORDINANCES:

1. An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 0.59 acres; and being generally located on the west side of County Road 468 and north of Schoolview Street, lying in Section 21, Township 19 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 2; and providing an effective date. (Schoolview AX)

TABLED ORDINANCE

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

Commissioner Christian made a motion to table the ordinance until the July 25, 2022 meeting and

Commissioner Burry seconded the motion.

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

The roll call vote was:

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

Four yeas, no nays, the Commission tabled this ordinance.

2. **An Ordinance Amending the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Designation of certain property containing approximately 0.59 acres, from Lake County Urban Medium Density to City of Leesburg Medium Density Residential for a property generally located west of County Road 468 and north of Schoolview Street, as legally described in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Schoolview Properties)**

TABLED ORDINANCE

Commissioner Burry asked that both 6.A.2 and 6.A.3 ordinances be introduced and read by title only. CC Purvis read the ordinances by title only.

Commissioner Christian made a motion to table the ordinance for the July 25, 2022 meeting and Commissioner Burry seconded the motion.

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

The roll call vote was:

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

Four yeas, no nays, the Commission tabled the ordinance.

3. **An Ordinance of the City of Leesburg, Florida, rezoning approximately 0.59 +/- acres from Lake County RP (Residential Professional) to City of Leesburg SPUD (Small Planned Unit Development) to allow for residential development for a property generally located west of County Road 468 and north of Schoolview Street, as legally described in Section 21, Township 19 South, Range 24 East, Lake County, Florida; and providing an effective date. (Schoolview Properties)**

TABLED ORDINANCE

Commissioner Burry made a motion to table the ordinance for the July 25, 2022 meeting and Commissioner Connell seconded the motion.

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

The roll call vote was:

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

Three yeas, one nay, the Commission tabled the ordinance.

4. **An Ordinance of the City of Leesburg, Florida, annexing certain real property consisting of approximately 33 +/- acres; and being generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, lying in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date. (Sundance AX)**

TABLED ORDINANCE

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

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

Mayor Pederson announced this was a quasi-judicial hearing. **CA Watson** replied that this particular matter was annexation, so it was not a quasi-judicial matter. **Mayor Pederson** thanked him for the clarification and asked for any comments from the commission and audience.

Commissioner Connell commented that there are three conceptual plans. The first plan is dated December 1, 2021 and that option shows access to CR 48. The second plan is dated January 29, 2021 and it shows two access points to CR 48. Now the third plan, which is what they are proposing now, has no access to CR 48. All access goes to Haywood Worm Farm Road. He is not comfortable putting that much additional traffic with residential houses and industrial on a two-lane road. This would be in the middle of an industrial park going down to a stop sign. If they could get permission from the county to gain access to CR 48, he would not have any issues with this project. However, without access to CR 48, he could not support this. **Commissioner Christian** asked what the issues were with CR 48, what changed with the plans. **Planning and Zoning Director (PZD) Dan Miller** stated that Lake County does not want them to have access to CR 48. They sent a letter earlier this year and then they sent another one a couple of days ago. Lake County stated that they do not want access to be on CR 48. There is access to

the existing single-family house located there, but why the county said no, he could not answer that. **Commissioner Burry** said in the letter it says something about the county anticipating four lanes on CR 48. They also want room for a trail. **PZD Miller** responded they do want room for trails. He does not recall seeing anything about the widening of the road, just that the county does not want an access point there. **Mayor Pederson** stated he struggled with this before, not so much with access, and he appreciates that being brought to his attention. He continues to struggle with the industrial uses being located on three sides. We could even say it is on four sides. He has voiced his concerns about this before and the only change they made was add some mini-warehouses on the eastern side of the project. Now we will have residential homes with industrial uses on three sides with a mini warehouse located within this project. He has said at prior meetings, we have had complaints in the past from area residents in this area about this industrial park. It is hard for him to sit here and approve a residential subdivision right up against an industrial use. He knows there will be complaints coming down the road to future commissions.

Christopher Germano, m Clermont, stated he is the engineer for the project. He was not sure if the commission had the latest plan and provided those to each of the commissioners for the record. He labeled each of the handouts in the bottom right-hand corner one, two and three. The purpose of that was to show the process they went through to try and make this work with what they have. When they first came before the commission, they had straight residential. When they came in with option two, they inter-mixed it with flex space. Now, the last option, which is what they are looking for approval on, is the same version, but based on the county's comments, they have avoided CR 48 access. Instead, they decided to make a boulevard as a separation because of where this property is located. They have residential to the west and industrial to the right, so if this property becomes industrial it will have residential next to industrial. They are trying to find an in-between mix so they could soften that transition. There is existing residential, then there would be their residential. It would then transition into the flex space that would lead to heavier industrial use. That is what they are trying to do. They were trying to come up with a perfect fit. They understand the land is not perfect because it is residential next to industrial areas. If it gets developed as an industrial use, which is what it is zoned for in the county, then it would have that set up. They are trying to make it work with what they were dealt with. With CR 48, the county is standing behind, having no access. He understands the concern about traffic on Haywood Worm Farm Road, but the residential component would be far less than if it was straight industrial. They have to follow county guidelines because they want to minimize driveway cuts to CR 48, so if it is industrial, they would still be limited to not having a driveway cut on CR 48. He wanted to provide some background for what they came up with over the past twelve to eighteen months for this project. He would like to see if they could get there. He would be happy to entertain any questions.

Commissioner Connell asked if the county changed their mind from the first two conceptuials. He asked if they originally had permission or if they had just designed the concept showing access to CR 48. **Mr. Germano** answered when they originally submitted the planning department, that is when it was transmitted to the county. The comment he recently received, when he received it, he quickly interjected and came up with this alternative plan. He was unsure of the whole timing, but when he first found out about it, they got creative and came up with what the commission sees now. That is what they are requesting. **Commissioner Connell** pointed out that there are industrial uses on two sides of this. To the west, there may be a house or two there, but the density is pretty high. It is probably one to five or something there. **Mr. Germano** agreed and said another thing they were working on is Bugg Springs Road, with the military equipment that they have out there. They consulted with them and they are trying to do something that would not create vibration, which is a sensitive topic. He was not sure if that would come into play when you add more industrial uses and if that would be scrutinized a little bit more than residential. **Commissioner Christian** commended them on changing the plan from when they first came in with strictly single-family homes. They have adjusted the plan to include industrial uses and when you

bring up Bugg Springs Road and naval aviation, he believes this area has changed. It will continue to change with the induction of The Villages, so what is vacant industrial now, may not be industrial in the future. Even though we may say you are surrounded by industrial uses now, that was probably the highest and best use with the influx of The Villages and other residential neighborhoods. We do not know if industrial uses will be the highest and best use. He is a strong proponent of property rights. If you have a piece of property that you want to develop, he does not want to sit here and tell them he is going to deny them the ability to develop that property. Especially after they made changes to try and accommodate some of the comments that we made about the industrial parts of the property. Again, he commended them for making the changes. He thinks this is probably the best they could do, as opposed to having a bunch of mini-storage units. He does not know if there will be businesses in the units that will produce jobs, but that would be something that would be helpful to the economy. It is something to help mitigate the transition from industrial to residential. He is fine with it and Okahumpka is changing. He does not think we are going to see a bunch of industrial buildings coming on CR 470. He has been on the commission for a while and we have tried industrial and avionics. The only thing that worked was when The Villages came and started building houses. He does not see many more industrial parks coming in on CR 470, especially with six thousand new residents coming. He was fine with what was being presented. He thanked them for changing the plan to try and accommodate and get three votes. **Mr. Garmano** thanked him for the comments. **Commissioner Connell** wanted to reiterate that he did not have a problem with the layout. His concern is all the traffic going on Haywood. That road is just a small little two-lane road leading to a stop sign. Conceptual plans one and two both showed access to CR 48, but this one does not. They show no access to CR 48. They have all that traffic from the industrial and the residential areas going to Haywood and that will cause problems. **Mr. Garmano** said the county would still have the same position regardless of the use. They want to minimize access on CR 48, whether it is residential or full industrial. The county will have the same position. **Commissioner Connell** replied he understood the county was not going to come off. He thinks there could be other uses of the property that would not generate as many trips to Haywood as this particular proposal will.

Commissioner Burry questioned the current zoning. It is the Lake County regional office. He wanted to know what type of industrial use that is. **PZD Miller** responded that the current zoning is agriculture and the future land use is the Lake County regional office. The regional office is pretty much what they are talking about any office type use. However, he was not sure that was the best use for that property. As the years go by, the best uses for land change. We are experiencing some of that here in Leesburg, but the regional office is for office complexes under the county code. **Commissioner Burry** asked about the letter they received. He did not remember which packet it was in, but there was a concern about garbage trucks backing up on Haywood Worm Farm Road. He asked the city manager if he remembered that. **CM Minner** answered yes, but he did not remember which proposal it was for. **Commissioner Burry** said they were going to the incinerator and they had to back up on that road. **Commissioner Connell** stated there is quite a bit of commercial traffic on that road with the industrial and solid waste company there. In fact, they have a business right on that road.

Commissioner Christian inquired about the roads and trucks and what is the capacity of Haywood Worm Farm Road? He stated their job should be to find out if the road can handle the traffic, and if staff says it can or cannot. They cannot just say there will be too many trucks or cars or there are too many dump trucks. If he lived there, he would rather have two hundred cars as opposed to one hundred dump trucks backing up, listening to them beep. Their responsibility should be to find out if the road can handle the traffic that the proposed subdivision would generate. He is on Sunnyside a lot and he sees subdivisions pulling out on a two-lane road. These subdivisions are there and we still have Maronda Homes building another subdivision just down the road. Those people will be coming down the same road. He would like to know if this road can handle the subdivision being proposed tonight. If the road cannot handle it, then they need to find another course. **PZD Miller** replied it is a Lake County road and the application has to be sent to Lake County. They indicate if there are any capacity issues on the

roadway or if there are upgrades needed. The only thing the county indicated was that they did not want an opening or an access point on CR 48. They did not mention anything about upgrades to Haywood Worm Farm Road or any capacity issues. **Commissioner Christian** wanted to clarify that the county said this road could handle what is being proposed. **PZD Miller** answered yes. **Commissioner Connell** stated that, from experience, there are a lot of garbage trucks and semis on that road. A lot of the semis are backed up and they parked on the side of the road waiting to get wherever they need to go. It is a narrow two-lane road and if we had access to CR 48, he would be fine with that. Without that access to CR 48, that additional traffic mixed in with the commercial vehicles would not be a good thing.

Mayor Pederson commented he has been on the commission for three and a half years and he is leaning against this project. Previously, we had to sit here and listen to complaints from area residents about two and a half years ago about the incinerator. There were some other businesses involved, but there were ashes and other sorts of byproduct in the air. We were getting all kinds of complaints about it. **CM Minner** stated it was the milling company and it was the residents of Arlington Ridge. **Mayor Pederson** continued to say that it depended on which way the wind blew. That dictated who was calling and complaining, so that has been his struggle with this. **Mr. Garmano** stated they would like to address the comments the best they can. He understands there are concerns about traffic on the road. If they could provide some additional information, they would like the opportunity to talk with the county, and to provide some traffic numbers. It may also involve tweaking the concept plan. They would like to have that opportunity to do that. They sense that they do not have staff support or commission support, so they would like to request a continuance so they can try to work through this.

Commissioner Christian mentioned that the mayor's concern is future residents who live here. Once they move into their new home and they receive their keys and have a mortgage, they may start hearing some incinerator noises and they will say that they did not know there was an incinerator there, or they did not know about the trucks backing up on the road. They will fill up the commission room at a future meeting to complain. We probably won't be here and you will not be here, but a future commission will be stuck wondering what idiots allowed this development to happen. That is a concern. How will they be protected? We heard it from the residents of Arlington Ridge. So, our concern is, when people purchase homes from you, they may not look up and see that big, old smoke stack. Nobody is going to say yes. They saw it, they were just excited about purchasing a new home. That is the mayor's concern. He questioned when a person comes to buy a house, will they be made aware of the trucks backing up in the road and that there may be some beeping noise. What is your protection for a homebuyer who may buy in your development so they are aware of what is happening? Can this be explained through the HOA? Will there be something in the literature to make these homebuyers aware?

Mayor Pederson thanked Commissioner Christian for his comments. He appreciated it because he was at the same meeting. It was a pretty hostile crowd. The issue was that the residents expected the city to fix it and the industrial use was in the county. The city had no authority over them. **Mr. Garmano** responded that they are trying to soften it by having the flex space in the middle. That would be where most of the noise is generated. They may have a plumber or other different type of small business that creates a small amount of noise. With the heavy industrial use that was here first, it is not the other way around. He would hope that when the homebuyer comes in they would do their due diligence so they know what their surroundings are. Such as even being on CR 48 with traffic and noise. It is not that the residential was there first and the industrial use is coming in afterwards. He understands the concerns and they will address those concerns when they come back before the commission. **Commissioner Burry** commented, since it seems like we are talking about the PUD, it currently looks like what has been presented is about four units per acre. **Mr. Garmano** stated it was three-point-five. **Commissioner Burry** remarked that he showed it as eight-five units on twenty-one acres. **PZD Miller** responded that it would change to seventy-nine units. **Mr. Garmano** said the current plan is seventy-nine, so that would

be less than four units per acre. **Commissioner Burry** stated that at four units per acre, he would absolutely not be in favor of it. We had talked about this initially when it first came before us and he said publicly that he was not in favor of this particular piece being residential. The county has it right when they say there should be more commercial office-type uses for the surrounding properties. That is his position.

Mayor Pederson asked if he was formally requesting that all three items be tabled. **Mr. Garmano** answered yes, they would like to request a continuance. **Mayor Pederson** said there would be a continuation, but he asked if there were any public comments. He asked if they anticipated any changes between now and August 8th. **Mr. Garmano** replied that is what they are going to figure out. He would like to say yes, they want to consult with public works, the county and city staff. He would like to present some changes and more clarification to see if they can get this project there. He does not want to bring back the same thing again. **Mayor Pederson** mentioned that even though it is not his place to say it, the industrial submarket is pretty hot right now. Personally, this area is a good industrial area and it will continue to grow. He just wanted to throw that out.

Commissioner Christian made a motion to table this ordinance to the August 8, 2022 meeting and Commissioner Burry seconded the motion.

The roll call vote was:

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

Four yeas, no nays, the Commission tabled the ordinance.

5. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 33 +/- acres from Lake County Regional Office to City of Leesburg Estate Residential, for a property generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as legally described in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance Subdivision SSCP)**

TABLED ORDINANCE

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

Commissioner Burry made a motion to table the ordinance for the August 8, 2022 meeting and Commissioner Connell seconded the motion.

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

The roll call vote was:

Commissioner Burry	Yes
Commissioner Connell	Yes
Commissioner Christian	Yes

Mayor Pederson

Yes

Four yeas, no nays, the Commission tabled the ordinance.

6. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 33 +/- acres from Lake County A (Agriculture) to PUD (Planned Unit Development) to allow for a mixed use development of single-family residential and mini-warehouse storage units for a property generally located on the south side of County Road 48, east of County Road 33, and west of Haywood Worm Farm Road, as legally described in Sections 14 & 15, Township 20 South, Range 24 East, Lake County, Florida; and providing an effective date. (Sundance PUD)**

TABLED ORDINANCE

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

Commissioner Burry made a motion to table the ordinance for the August 8, 2022 meeting and Commissioner Connell seconded the motion.

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

The roll call vote was:

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

Four yeas, no nays, the Commission tabled the ordinance.

B. FIRST READING OF ORDINANCES:

1. **An Ordinance of the City of Leesburg, Florida annexing certain real property consisting of approximately 99.72 +/- acres, and being generally located east of U.S. Highway 27 and north of Windmill Road, lying in Section 36, Township 20 South, Range 24 East, and Section 30, Township 20 South, Range 25 East, Lake County, Florida; providing that said property so annexed shall be liable for its proportionate share of the existing and future indebtedness of said city; providing that such annexed property shall be subject to all laws and ordinances of said city as if all such territory had been a part of the City of Leesburg at the time of passage and approval of said laws and ordinances; providing that such annexed territory shall be placed in City Commission District 3; and providing an effective date (Mar-Jo Pines).**

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

by title only.

Mayor Pederson requested comments from the Commission and the audience. There were none. He stated this item would lay over.

2. **An Ordinance amending the Future Land Use Map of the Comprehensive Plan of the City of Leesburg, changing the Future Land Use Map Designation of certain property containing 99.72 +/- acres from Lake County Rural and Lake County Rural Transition to City of Leesburg Estate Residential, for a property generally located east of U.S. Highway 27 and north of Windmill Road, lying in Section 36, Township 20 South, Range 24 East, and Section 30, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Mar-Jo Pines)**

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

Mayor Pederson requested comments from the Commission and the audience. There were none. He stated this item would lay over.

3. **An Ordinance of the City of Leesburg, Florida, changing the zoning on approximately 99.72 +/- acres from Lake County A (Agriculture) to City of Leesburg PUD (Planned Unit Development) to allow a single-family residential development for a property generally located east of U.S. Highway 27 and north of Windmill Road, lying in Section 36, Township 20 South, Range 24 East, and Section 30, Township 20 South, Range 25 East, Lake County, Florida; and providing an effective date. (Mar-Jo Pines)**

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

Mayor Pederson requested comments from the Commission and the audience. He stated this item would lay over.

Commissioner Burry questioned back in one of the earlier developments, he believes they needed access off Windmill Road, is there anything being worked out with this. He believes that was with Whispering Hills. **Greg Bellicavu** of LPG said that both projects will be accessed off of Whispering Hills. **Commissioner Burry** asked for clarity that they had in fact worked that out. **Mr. Bellicavu** replied yes.

4. **An Ordinance of the City of Leesburg, Florida, extending the expiration date set by Ordinance No. 00-29 and later extended to September 30, 2003, then extended again to September 30, 2006, and then extended again to September 30, 2009, then extended again to September 30, 2012, then extended again to September 30, 2015, extended again to September 30, 2018, then extended to September 30, 2020, then extended once more to September 30, 2022 for the participation by the City of Leesburg in the Municipal Service Taxing Unit established by Lake County to fund Ambulance and Emergency Medical Services; and providing an effective**

date.

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

Mayor Pederson requested comments from the Commission and the audience. There were none. He stated this item would lay over.

- 5. An Ordinance of the City of Leesburg, amending Chapter 17, Pensions and Retirement, Article IV, Police Officers' Retirement Fund, of the Code of Ordinances of the City of Leesburg; amending Section 3, Board of Trustees; amending Section 6, Benefit Amounts and Eligibility; amending Section 10, Optional Forms of Benefits; amending Section 17, Minimum Distribution of Benefits; providing for codification; providing for severability of provisions; repealing all ordinances in conflict herewith; and providing an effective date.**

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

Mayor Pederson requested comments from the Commission and the audience. There were none. He stated this item would lay over.

C. NON-ROUTINE ITEMS:

- 1. Resolution of the City Commission of the City of Leesburg, Florida relating to the provision of Fire Protection Services, Facilities and Programs in the City of Leesburg, Florida; Imposing Fire Protection Assessments against assessed property located within the City for the Fiscal Year beginning October 1, 2022; Approving the Rate of Assessment; Approving the Assessment Roll; and providing an effective date.**

ADOPTED RESOLUTION 11,115

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

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

Mayor Pederson requested comments from the Commission and the audience.

Commissioner Christian said he knew we were at eighty-seven dollars. He thinks we started at fifty-seven when we first started. Is there any idea, comments or thoughts about where this could ever go down from eighty-seven dollars? When we tax people, we always go up. Do we ever consider going down? **CM Minner** said this may be something to consider next year. This is the fire assessment fee for fiscal year 2023. For fiscal year 2024, we will be presenting a modification to this for a Non-Leesburg

resident and a Leesburg Village resident rate. There will be a difference there because The Villages houses will be developed inside the city, but for the fire services, that will come from The Villages Fire Department, not the City of Leesburg Fire Department as initially contemplated when we made the agreement. Since that time, we found out that we can in fact have different levels of service with different fees. We will be presenting that for fiscal year 2024. Based on where those numbers go, maybe at that time we could consider a reduction. Just straight talking, at eighty-seven dollars he does not see a reduction in the near future because, at eighty-seven dollars, that is only taxing at thirty percent of our total ability to tax. Realistically, to collect everything that we can, so the general fund, and the ad valorem rate has less of a burden for fire services in it, which the statutes allow us to do, our actual one hundred percent rate is probably going to be around one eighty-five dollars and we are only taxing at eighty-seven. It is something to look at, but he does not see a reduction. **Commissioner Christian** commented that he gets it and we can tax and our millage rate could go up. If we were good stewards, we could look at it every now and then. We want to look at the residents and say, you know what, we do not have a tax at eight-seven dollars, we can get you sixty-seven dollars. We are always passing the buck. The city manager could use that terminology at thirty percent, but three years ago we were at zero because we did not have a fire assessment fee and we still made it work. This is just something to think about in the future, because we very rarely say to people that we are going to give them some tax relief.

The roll call vote was:

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

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

7. INFORMATIONAL REPORTS:

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

A. Financial Reports as of April 2022

Mayor Pederson commented that in the report he saw the marina has past due accounts, which total about one thousand dollars. There are four different people. He also saw an airport amount past due and one person was six hundred and sixteen dollars past due. He knows we have a waiting list at the marina and the airport, so he is surprised that we were letting someone get this far past due. **CM Minner** replied that was duly noted. **Commissioner Christian** asked if these people were there or if they were out of town. **CM Minner** answered that he did not know that answer. He would get those back to him. **Commissioner Christian** responded that if they were still there and they owe the city, he thinks we need to look at their lease agreements because he is sure the lease does not say they can owe four hundred dollars and still be a tenant. Could we tell them to take their boat somewhere else and let someone who is here willing to pay their bills come in? He does not think they should be allowed to stay there and owe the city money. We see this report every month. **Mayor Pederson** said the amounts run from one hundred and ninety-nine dollars up to five hundred and forty-five dollars, so that tells him we have people that owe more than just one month. **CA Watson** added that typically the process gets underway through some sort of notice demanding payment giving them a period of time to pay. **Commissioner Christian** remarked, "so do not go pull their boat out", is what you are saying. **CA Watson** said that is true, it could start with a notice that might solve the problem. If it does not solve the problem, then you move into the eviction process if

you want to do that. **Mayor Pederson** stated that he only made an issue of it because he knows we have a waiting list at the airport and the marina. He is not against working with somebody who is being reasonable, but he noticed this going through the report. **Commissioner Burry** said we approved a collection agreement. Is this not something that they can do or are these types of things that we do not want to send through to utilities? **CM Minner** replied that he did not know. There might be a separation there. He would look into it. **Commissioner Burry** said that we have somebody that goes after the money right now on utilities. **CA Watson** mentioned he was unsure if this type of issue would work into what the collection agency had agreed to do. It may be more appropriate for them if you get through the case and obtain a final judgment on a certain amount owed. At that point, you could turn it over to the collection agency for them to collect the funds.

Mayor Pederson said he only brought this up because we have a waiting list for both the airport and the marina.

B. Consider FY 2023 Capital Improvement Projects and American Recovery Act Grant Spending.

CM Minner stated with the budget process approaching he would like to review and get some input on capital improvements. Obviously, as we move into fiscal year 2023, capital improvement projects will be something we talk about. However, what makes this year different than years past is the amount of American Recovery money we have received. The purpose of this presentation is to identify priorities and some of these projects we could fund from that source. It is a little different with the American Recovery grant money because we can operate a little differently from the typical budgeting process since we already have these funds in-house and they are available to spend.

Referring to a slide, he stated it shows where the city has been over the past nine years in terms of capital improvement priorities. On the general fund side, it shows everything that we have done from the US 27/Gateway projects all the way through the Pine Street project, which is almost ready to go out for bid. We did these projects, with the exception of Main Street and the Resource Center projects, with cash. The city leveraged cash and did those projects, which were probably close to twenty-five to thirty million dollars. That is a remarkable accomplishment. He would be remiss not to put all the other projects in there, which include the utility systems, because those are the givers to the city in terms of revenue and they help with operating the general fund. We have done a lot, from the transformers we purchased to the water treatment plant, which we expanded. We are now looking at adding on to the retention ponds along with a bunch of other different stuff. We have also done a lot of stuff out at the airport. It is important because we have accomplished a lot of things in the last several years. We are at a phase now where it is time to recalibrate. We talked about some different things and the flavor of projects, especially the pool and the Pine Street project. When we rebranded our mission statement, we started leveraging the Lakefront City slogan. We were going to make improvements to what makes Leesburg special and unique. That is the lakefront and the leisure part of life, where we start to invest in the recreational types of things that enhance Leesburg.

Moving on to another slide, he reminded the commission that there was eight-point-nine million dollars of cash available to start projects. That is without tapping into the general fund reserves which, at the close of this fiscal year, will be around twelve million dollars. That above the reserves requirement gives us about five to six million dollars to spend. In past years, he has said to include some of the cash and put it in the bucket. With the economy changing a bit, he was conservative and said not to spend it. Let's take care of our cash since we have eight-point-nine million dollars and it will take a couple of years to spend that on different projects. When we talk about that revenue, we marry that in with the Discretionary Sales Tax (DST), and we come up with a little over two million dollars a year. He believes it is two-point-two

million dollars a year in discretionary sales tax. After paying for the credit card and other encumbrances, we end up with a little over seven hundred thousand dollars of DST money a year. That is unallocated money that we spend in different ways each year. That is special this year as it gets married with fiscal year 2021. We were extremely conservative in our revenue projections because of Covid. We actually have six hundred and fifty thousand dollars in DST money that we have not spent. Finally, it is referred to as the war chest, but when we sold the fiber system we netted about eight-point-one million dollars in cash. We did a bunch of different projects, but we still have one-point-two million dollars in cash available that is sitting in the capital projects fund. When we put all those numbers together, that is how we come up with eight-point-eight million dollars. That is a real number, it is a cash number. From a cash standpoint, seven hundred and six thousand dollars will come in over the term of fiscal year 2023. We will receive the second draw of the American Recovery Act money in December, which should be another five and a half million dollars. That will give us the full eleven million dollars that we were scheduled to receive. As other capital projects come in, these are the important numbers in DST. With natural gas, once we see The Villages take off, along with some of our capital improvements that went along with joining South Sumter Gas Company, we should see more money come into the gas fund. That will replenish our capital improvements and our legal fees. It will provide cash for us to use for capital projects. Somewhere between one and two million dollars a year is our net. We also have a solid waste fund, which continues to do well and that has provided varying levels of cash. That is where the cash is. If we continue with the same approach with the "pay as you go", we will end up getting cash.

Referring to another slide, they set aside money for the American Recovery Act expenditures. However, he did not want to review all the expenditures. Jumping to the last one of six-point-three million dollars, we put that away for the turnpike expansion. To get to the eight-point-eight million dollars, he is requesting to change this, and not spend the money on the turnpike. There are three reasons why he is now asking to change this recommendation. First, there are other favorable conditions on the turnpike. We found out that when we did the financial work on the debt issue which will be coming before the commission soon, the wastewater treatment plant could actually absorb the increase in debt. They could absorb that additional debt without the need of that six million dollars. There have been some other favorable recommendations coming out from the Biden administration, about different ways we are allowed to spend the American Recovery Act money. Basically, they have stipulated that most of that money can be put into a recovery of funds. We could clean the desk, wipe it all into your general fund. It will be washed, it would be recovery money that you could spend as you see fit. There are still some recommended ways to spend the recovery money. For example, it would be on things related to Covid and those who have been impacted by Covid, along with recreational projects. We just have to come up with different projects that fit into that. Finally, there was a discouragement from the Biden administration that stipulated if you were bonding out projects or doing stuff with other money, you could not use the American Recovery Act money on that. For these reasons, he suggested wiping that six-point-three million dollars into capital improvement projects because that would qualify. We would then have that bucket of eight-point-eight million dollars.

Moving to another slide, he said where he would like to spend the American Recovery Act money is Market Street, and the City Hall courtyard, which are kind of the same project. This project was born out of the main street downtown master plan that was finished in 2018. That plan suggested several different projects. The Market Street concept goes from the Library all the way over to the courtyard in front of City Hall. It will create more ambiance, more gathering points and pocket parks. Redoing Market Street will help with our festivals and events, including Bikefest. It would continue the investment in the downtown. It goes with what we have been done on the basin up to Pine Street. Now with Market Street and in front of City Hall, that would encourage more activity, participation and promotion in our downtown. The initial estimate for making some street improvements and courtyard improvements would be about three million dollars. Looking at Sleepy Hollow and Susan Street, those projects would be

around three million dollars. We have already done a lot of work at Sleepy Hollow to bring in the NCAA to market Sleepy Hollow as a softball/baseball destination. We need to keep that going because we only have one more year with our commitment from the NCAA. To keep that moving forward there are other improvements that need to be made. The second thing we may want to do is flip-flop the uses because we currently have baseball and softball in two different parks. If we change that mechanism to where we have two marquee parks, one being Susan Street, and the other being Sleepy Hollow, we could do more to leverage our park system and bring in tourist dollars to better utilize our local purposes. This plan could go anywhere from three million dollars all the way up to twelve million dollars depending on where we really want to go. He recommended that the core of this project is to get the city in a position where Sleepy Hollow is the baseball/softball complex, so we change out the two football fields which are on the southwest corner of the park and make those baseball fields. On Susan Street, we would make everything football fields. He mentioned that football is interchangeable because they could be used for soccer fields and lacrosse fields. That would put the city in a position to bring in more folks. The baseline is to do the "buick" plan, which is three million dollars. That is to get the facility set up, then in future years we can always reinvest. The third project would be the marina rehabilitation. The marina building has really outlived its youthfulness and its usefulness. He did not remember when it was constructed. It is a double wide with an office and some bathrooms. This project could go a bunch of different ways. It is something we could talk about. To build a facility, it could be as little as two or a couple hundred thousand dollars. We could also do something more grandiose depending on what we want to do. We could add wet slips and change the whole look of the marina. With where we are in terms of the marketplace and where bids are going, he suggested keeping the eight hundred and fifty-six thousand dollars unallocated for now. There may be other projects that pop up and some other ones that need to be shifted. He asked how the commission felt about this plan with Market Street, Sleepy Hollow and the Marina. These projects would be a good year and a half of work from designing to construction. He mentioned that these would come back for expense reports and contract approvals.

Referring to a slide, he showed the Venetian Cove Marina. With the two million dollars, we would have forty-four wet slips and one hundred and forty-five dry slips in a big barn where we would sell fuel. We would also have offices. We would have a maintenance bay, restrooms, concession and parking. It would be nice to fix that building so we could do something a little more attractive. He showed more renderings that could be done with the marina. We could just keep an office with the basic needs. There would be two offices and a reception area. The reception area is not very big. That is for people who come in to set up rentals or to just check out Leesburg. There is a small area needed for reception and restrooms. For the house we will need to have about twelve hundred square feet of space. The building that is there now is no longer functional. If we decide to go bigger, we could add an eatery. We could also add an outdoor area and put in a commercial kitchen. The concept can be really little or it can be really big. He just wanted to point out why the allocations were so big. We may have some competing demands with Ski Beach, so we may not want to put an eatery there. However, these are things to consider at a later date, but we do need a new building. He showed different renderings of where the building could be placed on the site which could possibly free up space. It could be closer to the ball field or brought down closer to the water. A lot of that depends on what the GEO Techs bring back and what the desires are to improve that area. We could also have a public/private partnership, but the bottom line is we need that facility and we have always talked about adding slips. We had the slip project in the 2018/2019 budget. We pirated that money and shifted it over to the Aquatic Facility as that ran over so we would not encumber expenses and spend money that we did not have. We decided to kick the marina can down the road. We now need to bring that project back. The rough house estimate for forty-four wet slips and one hundred and forty-five dry slips would bring in about two hundred and fifteen thousand dollars a year to the general fund. We will provide the slips at market rate. We currently have a wait list and it would provide the general fund with a little cash. It could provide about eight percent to the general fund in revenue. Another question is, do we want to add more slips? We started the project at half a million dollars, but

with the two million dollar proposal, we could go fancy with the building with one point five million dollars. Then add more slips which would cost another half a million dollars. It would also be a return on investment for us. If we added an additional thirty-four to the forty-four slips, we could bring in around sixty thousand dollars if we rented them all out. He believes that we could get them all rented out. We have varying levels; we could go smaller or we could go bigger. With the thirty-four additional slips, that just felt like a comfortable number. We feel that we could lease and build more slips without it taking up too much space in the cove. It felt like a workable number.

Referring to a slide, he showed what the Susan Street and Sleepy Hollow projects could look like. He provided a rendering of what the city could do with Susan Street if we were to move stuff around. We could have five football, multi-purpose fields for football, soccer and lacrosse. There would be a big football field with a track that would be the grand prize to really have a lot of different sports and marketing events. That is where the two baseball fields are currently. That would be used for the football field. They would move the baseball fields and the tennis courts to get more space and entry. Again, this project could get really big too. We could take it all the way up to Griffin Road. It could also leak down behind the Palm Plaza. There are a lot of different things we could do. However, this is the core just to get the project started. **Commissioner Christian** questioned if we were talking about turf fields on one field or all fields. **CM Minner** replied that everything would be grass fields. **RD Rima** clarified that the stadium field would have turf. The other fields would be grass. **Commissioner Christian** stated that he would have his support.

CM Minner continued to say with Sleepy Hollow it looked like they needed to slide two more fields in. There are a lot of other needs at Sleepy Hollow if we really want to get fancy. We could add additional restrooms to the center aisle, we could do different things with grandstands and dugouts, we could get super exorbitant. His recommendation is to do what we need to do to get the flip in. The partnership with Allison Strange has been awesome, but if we are going to keep the NCAA and other tournaments here, we really need to start spending some big bucks. At the end of the day, there are always concerns that we are going to lose out to other cities with deeper pockets, and we will start getting into competitions. It will not be soon, but probably three to five years. Ms. Strange could talk more about that. If we make these improvements, we could be looking at another two to three years, which gives us another six years of NCAA. There are some financial risks there for us because, eventually, we are going to get outbid by the Lakelands and the Clearwaters. Luckily, it has not happened yet. Ms. Strange told him a story the other day, of when the girls were playing softball here in Leesburg and Clearwater. She received a response that they liked Leesburg better than Clearwater. Obviously, those girls were into softball because they did not miss all the activities and the events in Clearwater. They were there to play softball. We are doing things right and a lot of credit goes to Ms. Strange and RD Rima for getting it done and keeping the fields in shape. We need to keep a pace and we also need to keep pace with being financially reasonable. That is why he snuck that four and a half million dollar number in. He thinks we can get the conversion started and the base bones done in the three million ballpark. Why do we need to spend so much on converting the fields? The answer is for our own recreational programming, so that we have a baseball/softball complex along with a football, soccer and lacrosse complex. We need two different facilities with two different uses that would make better use of our facilities. It would also have an economic impact. On the Sleepy Hollow numbers, with 2019, 2021 and 2022, we have seen the real numbers. Ms. Strange is here if there are any questions and she can talk about how the matrix goes together because the numbers were not pulled out of the air. They were calculated when these types of events were held and people stayed nights at hotels. There is a real formalistic approach that shows the economic impact of making these changes. We can see a jump from four hundred thousand dollars to the half a million dollar range. The next step is to keep the NCAA here for another couple of years. In 2019, we have two hundred and seventy-two thousand dollars. In 2021, it was a little over one million dollars, and in 2022 it was two-point-one million dollars. If we make these changes, the outlook for 2023, 2024 and 2025 could be 2.5, 2.7, and 2.8 million dollars. Over the last six years, we have seen the eleven and a

half million dollar economic impact Sleepy Hollow has brought on the community. Susan Street has the same potential. There is a chart, but they had to kick out the improvements because those take time to build. We built it slowly based on events getting started. We are looking at about three hundred to four hundred and forty thousand dollars to a little over half a million dollars. The potential impact on the region of one point five million dollars and the longer these things are a success and the more people use them, the more economic impact it will have on the community. Not only would we be bettering our facilities, we would be creating a destination place. We would also be using our moniker, the Lakefront City, because we would be boasting about our leisure services, which make Leesburg a better place to not only live and work, but to come and play while using the natural resources that we as locals enjoy.

Moving to the next slide, on Market Street, staff is working with GAI on the concept phase. They are probably two or three meetings away from finishing that up before they can present it to the commission. The concepts they are seeing are the ones they liked best just to show the flavor of what we could do. He showed a rendering of what the courtyard could look like with added pavilions, installed brick pavers, and dressing up the fountain. There are some other different perspectives on what they could do. That theme would be carried down the Market Street corridor to the Library. The price tag for this concept is about three million dollars. He recommended shifting the six point three million dollars into the capital projects fund. That will reset the deck and claim everything as recovery money and from there we will shift the decks. Mind you, these projects would be put in the fiscal year 2023 budget using the American Recovery program as the source of revenue. We will make a resolution stating how we want to spend the money. Then, by direction of the commission, we will start each of these projects if we like these concepts. The next phase will be the design phase. If you say tonight that you like this, even though there is no need to vote, we just need the directions. The next step would be to start the RFP process for design on all three of these. He would bring back a contract which would be paid for out of these funds. It will work incrementally. We establish the project by resolution, shift the funds around and we then weave it into the fiscal year 2023 budget. We will come back before the commission with each project. Each phase of the projects will come before you, there will be public input sessions, we will go out to bid and the construction contract will come before you. We are not going to go spend eight point eight million dollars, but it will certainly set the stage for that. There are checkpoints all along the way to control expenditures and to keep them within the budget. We need to continue working with Allison Strange because a part of the concept would be to use her firm to leverage the resources to bring in football, soccer and lacrosse. We have had people knock on our door asking where they can go to play soccer. Soccer organizations and rugby associations are set up differently, so we have had people knock on our door. Ms. Strange can help harness those things to really make an impact. Investing in Susan Street is a critical element. It is an important part of our community that has been hurt by blight. The best way to tackle blight is to invest in it. If we can get people to come to Susan Street to see that part of our community, they will see what we are doing with it to make it better, which makes Leesburg better. Doing that project would be very exciting and he does not think it can be underscored as a benefit.

Mayor Pederson asked for comments from the commission. **Commissioner Christian** said these are great concepts. He questioned about tourism dollars. Is there anything we can pull down on tourism dollars from the county? He knows we have talked about wet slips and things we could do to enhance the Marina. However, he does not look at it as competition. He feels if we are adding forty-four wet slips, and if we have more people there, the last thing we want is to have one restaurant where people cannot get in. It may not be something where everyone may want to go, but they may want to have their own little group at the marina. Maybe we could have some type of eatery, whether it be outdoors, it could be something small. We could find a vendor to run it. It could enhance Venetian Gardens. If we could pull down the tourism dollars, that may help us take these projects to the next level. Even if we get three hundred thousand dollars, that would be something to use towards one of these projects. It could take it to the next level. **CM Minner** stated that he tried to keep it high and easy. He did not put anything too low

and weedy. Yes, we need to go back to the county, we need to show them what we are building and try to get some of those TDC dollars. When looking at Leesburg, we have the most hotels, so with the bed tax dollars, the majority of those dollars come from Leesburg. We also have a new hotel in town and these facilities are going to do nothing but continue to promote that. So, yes, we need to go back to the county and ask them for some more money. **Mayor Pederson** wondered about having a new restaurant there. He was not sure if we needed to do a kitchen facility with a commercial kitchen and food operations. He thought we should shrink that building. He fully supports everything at the marina except for the commercial kitchen. He does not see the city needing to be in the restaurant business with a new ten thousand square foot building within walking distance. **Commissioner Christian** remarked that we could contract that out with a small restaurateur. He thinks a lot of cities are doing that where they have commercial kitchen staff and they can utilize it for catering events or small events. For example, at a Leesburg Lightning game, you could get some hot dogs and hamburgers there, but what happens after the game? They may want to hang out after the game and the restaurant is at full capacity because a hundred people just walked out of the game. **Mayor Pederson** stated that we have a commercial kitchen at the Venetian Center. **Commissioner Christian** remarked that with the Venetian Center we are talking about two hundred and fifty dollars an hour just to use it. **CM Minner** stated there would be a discussion with Randy Quintas. We can get his input on this. We need to start by examining all of our options. We need to keep the budgeted numbers as we have because they work within our available cash. If this is the plan the commission wants and it marries everything we have been talking about over the last few years, we should move forward. It does emphasize our recreational leisure opportunity. We have money to set aside, so at this point we should set aside the levels. The next stage would be to start working with the Purchasing Manager on the RFPs. **Commissioner Burry** stated he is all in favor of the improvements. At the top of his list was the Susan Street improvement, especially for our youth. Just looking at what it does for the community, it gives a home to our junior jackets and it would give so much that has been needed. The recreational director and the recreation board have talked about this over the past ten years because we do not have enough soccer and football fields. This is something we just have to do. Looking at the marina and the numbers that were put up for the slips, two hundred and fourteen dollars a year to put in thirty-four additional slips that would generate sixty-two thousand more dollars. That is something that in ten years pays for itself. Just with those things alone, not to mention the needed building improvements and office space. With the appearance of the area down on the waterfront, we are known as the Lakefront City, so we need to do something. **Mayor Pederson** asked what his thoughts were about the restaurant or food service. **Commissioner Burry** replied that he was not opposed to it because Eatons Beach would be unbelievably busy. He thinks providing more destinations on the waterfront gives more reasons for people to come buy gas or purchase a hamburger. It will not slow up business at Eaton's Beach. While we are fixing Susan Street, we should address the additional needs at Sleepy Hollow. It is already kind of a cash cow for our tourist dollars coming through and it would just make good sense. **Mayor Pederson** mentioned with Sleepy Hollow he was not clear because he heard talk about expanding. Are we expanding and improving the concession stands? He thought we were going against that. He saw so many fields; baseball and softball fields of different sizes. **CM Minner** answered yes, the initial swag was to get everything situated so we would have football fields and baseball fields. To do that at Sleepy Hollow, we needed to remake the fields and reconfigure the lighting. That is the number one priority, then depending on where we are with funding, we would reallocate the priorities. We need to do some stuff with the back stops and dugouts. We also need to talk about the pa-system. We have a big long list of items there but we are throwing three million dollars at it at this level. We will come back and check off the most important ones, which would be the field swap. **Mayor Pederson** asked if we had adequate restrooms. **CM Minner** said no, where the big bathroom is set up it is far away from the fields. To have a marquee pristine community, we would love to have all the fields right in the middle of fields one, two, three and four where the concession station is located. We would love to upgrade the concession stands and those are on the want list. If you go back and read the fine writing that he glanced over based on costs, he pushed those out. **Mayor Pederson** asked while looking at spending all this money, are the

restrooms at least air conditioned. **CM Minner** answered no. **Mayor Pederson** remarked that they should be. The last time he was there he did not think we had enough restrooms. In the heat of spring and summer, an air-conditioned restroom would be pretty nice. **CM Minner** replied there is a slew of capital improvements that we can make everywhere. This presentation and his direction to the commission, whether good or bad, the biggest thing to look at is the recovery money. That was a real blessing. We have eleven million dollars to spend to make Leesberg better. We do not have to use our existing special revenues to do that. It also allows us to do different stuff. Some of which are to finish off improvements at Pat Thomas and to fix the Partnership building, so we still have to come back on those items. This was a once in a lifetime opportunity to spend that money and what he was trying to do was spread it out and hit the high points. Through this we hit redeveloping and investing in our downtown, investing in blight and investing in recreation. **Mayor Pederson** stated he thinks it is great. He wondered if we should eliminate two fields and focus on the concession stand restroom area. That was all he was throwing out. However, if the fields are needed, he does not want to touch them. **CM Minner** commented on the want list at the end of the day that if we do everything right and more capital money flows in, even though this really is basic bones to get it started, we can always go back and revisit that. **Commissioner Connell** commented that there is one football soccer field at Susan Street. How many fields are at Sleepy Hollow? **CM Minner** replied two. **Commissioner Connell** wanted to clarify that under the proposed plan, we are going to create four fields at Susan Street. **CM Minner** answered there would be five fields at Susan Street, zero at Sleepy Hollow. **Commissioner Connell** said we are basically creating two new fields. As far as baseball fields go, we would be losing two baseball fields and two softball fields at Susan Street. **CM Minner** said we are losing a net two. **Commissioner Connell** asked how many fields would be created at Sleepy Hollow? **CM Minner** responded two. **Commissioner Connell** stated that, in essence, we are losing two fields. We are losing two fields and we are only getting two football and soccer fields for three to four point five million dollars? **CM Minner** answered yes, that is right. **Commissioner Connell** remarked that for him, it is a lot of money to lose two baseball fields while only getting a couple of football/soccer fields. **CM Minner** stated that he understands where he is going. On the surface, that is how it looks, but diametrically, it changes the use of the facilities where now we would have zero. Basically, even though we have one football field, we have zero ability to do anything except Pop Warner on that field. There are tons of sections of economic opportunity and the reinvestment of blight with being able to leverage football, soccer and lacrosse. Having that facility is worth way much more than losing two baseball fields at Susan Street or Sleepy Hollow. On top of that, Sleepy Hollow is already successful with the amount of fields it has. It has the ability to have a net loss because you have two separate distinct facilities that have the ability to bring in the amount of economic input and better service. He understands the calculation, he just disagrees with it. At the end of the day, it is a net loss. **Commissioner Connell** wanted to know why the fields we have now are not suitable or usable for soccer or lacrosse? **CM Minner** answered that they are usable for small-scale soccer and lacrosse at Sleepy Hollow, but they are not in a condition or a size to be able to host or bring in economic development. Those two fields will not service a lacrosse tournament or a football tournament. It only helps with pee wee and minor stuff. It is not in a position to be a destination place. They are not serviceable, nor are they big enough to be regulated. **Commissioner Connell** asked if we were not talking about Pop Warner football? Is there another football team that could be played there other than First Baptist? **CM Minner** said there are different clinics for football, but do not forget the multi-use of the fields to have soccer and lacrosse. Once we cross the bridge, even though football would probably still be the Pop Warner. We could add some clinics. When we cross over to soccer and lacrosse, you will be able to tap into a bunch of other events where we cannot recruit now because we do not have the facility for them. **Commissioner Connell** stated that he may need more education on this because he did not understand why the fields would not be suitable for soccer. **CM Minner** said you would go from one field to five fields at one location. **Commissioner Connell** said he gets that, but what he was not getting is the fields we have now are not suitable for soccer or lacrosse. He is trying to find out why that would be. **CM Minner** stated that it would be a multi-use function and the number of fields.

Allison Strange, stated she appreciated the questions. It is difficult to understand when you are not in the tourism space. One thing the city is doing that is spectacular and she thinks is very cutting edge in the tourism market, is we are actually looking at the impact of a tourism project on the community. Tonight Mr. Minner talked about that impact and that was fantastic because most communities do not start with that. Most communities go straight to the heads and beds, the room nights and the economic impact. You are actually looking at the bigger picture, which is what it will do for your community. To the issue of what events you can and cannot bring in. For example, we as a community have already been passed up twice in the national collegiate rugby championships. We had to pass on the AVP Pro Grass Volleyball Championships and the youth junior league football college exposure camp. These are all opportunities that we have not been able to bring in specifically because of the facilities we have. For example, national collegiate rugby needs stadium seating. Part of what is on the wish list here is to have portable stadium seating, so we can move it from Sleepy Hollow to Susan Street when we have specific events. We want to create that flexibility. That is why when the city manager said we do not want to put all of our eggs in one NCAA Championship basket. That was thinking wise for the time being, because the flexible project that your staff is starting to put together allows the city to support multiple different sports, at multiple facilities, with the same resources. That is pretty cool. With the rugby championships, that would have brought in about five hundred room nights. With five hundred room nights, that puts you into that mid-level category of economic impact, where you are looking at three hundred and fifty to six hundred and fifty thousand dollars coming into the community as an economic impact from that one event. That is not dollars in the budget, but it is dollars in the community. What does it cost? It actually provides the opportunity to put your very thriving, very healthy Pop Warner football program the opportunity to grow by forty percent in front of a collegiate championship on their home field, which is very cool. With a facility like that, you could go after the FHSAA finals in every division. You cannot do that right now, referring to Susan Street. There are youth football programs that bring in anywhere from one hundred and fifty to six hundred room nights on a weekend; Friday, Saturday and Sunday. They are always looking for places to go, but they want four to ten fields in one location. Right now Leesburg does not have that. You do not have anything that is a stadium style for grass, multi-purpose sports. She also appreciates the concern about losing two softball fields. She is a softball girl. She loves hearing that. The reason why that works at Sleepy Hollow is because Sleepy Hollow already has eight fields and you would be making that one facility a ten field facility. If you recall, she said they were looking for six to ten fields. That would put Leesburg at the highest end of a natural turf facility in Florida. Seminole only has a six field complex. Right now, Leesburg is competing with turf complexes in Alachua County and in Newbury, Alachua County, and that is pretty much it. There is not a lot of competition. So, by taking these two fields and adding them to your eight fields, you would now have ten fields to play on. They can be converted between softball and baseball because of the wonderful staff for the right events. It really opens the door to being able to have major conversations with major names on a national level all because you took the inventory you already have and you readjusted it. It may seem like a net loss, but it is actually a huge gain for your community. Not only for the youth programming, but also from a tourism standpoint. **Mayor Pederson** thanked her for her comments. He commented that with Susan Street you cannot compare what we are building to what is there now. We would be going from a "c" to an "a". **Commissioner Christian** added that we are even going to have a turf field, so you cannot compete with that. Plus, they are adding a rubber track around it. He had a conversation with Brian Harter the other day. He was talking about Wildwood getting their second rubber track. Right now, Leesburg does not even have one rubber track. Of course, for the athletes, rubber tracks are better on their knees, so when they said rubber tracks, he thought it would be awesome to provide that opportunity. It will also make our complex look better. It will bring it up to a much better level. He understands what Commissioner Connell was saying because he is a baseball guy, but Ms. Strange made sense when she said we have ten fields so we can compete. Our goal was to bring in tournaments, so making a ten field complex makes more sense.

Roger Croft, Chairperson of the Recreation Advisory Board, stated that, from a recreation standpoint, Commissioner Burry and himself have been talking about this for the last ten years. Mr. Burry has a lot of children in his family. If you have two different age groups, your family is essentially split the way the current situation is. Your wife is hauling some of the kids from the age of ten through twelve to one field and the father is hauling the other kids over to Sleepy Hollow to Babe Ruth fields. If you have daughters who play softball, that is at another location and we still have little league kids. This makes the best sense. The most critical part is Susan Street, because we cannot do what needs to be done at Sleepy Hollow until we get the renovations done at Susan Street. The board was not happy when they found there was a lighting project being done at Susan Street last year without coming to the Recreation Advisory Board. He thanked the commission for giving him the opportunity to speak and to clarify some things. He knew there was a concern about a vote from the Recreation Advisory Board where we had four people at our June 14th meeting. They are currently praying for their fellow board member. However, they made a unanimous decision to proceed from conceptual to turn this over to design. It was not an approval for the whole project. It was just an approval to proceed.

Mayor Pederson stated that these are all great projects for our city. It will be amazing. **CM Minner** commented that he knew Commissioner Connell had some questions. The reception of the concept was good. He wanted to remind everyone that the budget workshop meetings are coming up July 5th, 7th and 12th. There are two ways to solidify these. First, through the budget process. As we move through the budget process, you will see these in our CIPs. He knows some of the commissioners have other wish lists and he will weave that into the budget process and we will talk about those at that time. Secondly, on the next agenda he will put a resolution that reestablishes how we are spending the recovery money. That will be placed under the consent agenda. Pending that approval, the next thing he would do is internally start working on the design aspect with the purchasing manager. They will start putting out the proper RFPs to get these projects started. He will report back to the commission when that occurs. **Mayor Pederson** asked if he was looking for a vote on this tonight. **CM Minner** replied that he did not think there needed to be a vote because the way this was set up, there would be a vote on the resolution and a vote on the budget. **Commissioner Christian** stated that on Market Street, when looking at the concepts are we coming down in front of City Hall? **CM Minner** responded yes. **Commissioner Christian** wondered if we were doing anything with the courtyard in front of city hall. **CM Minner** said that was the courtyard. The pictures he showed were of the courtyard. It goes from the courtyard to the Library on Market Street. **Commissioner Christian** asked if we were talking about pavilions and the brick pavers down the middle and if we would be closing Market Street? **CM Minner** answered no. Market Street will remain a street. We will still be able to use Market Street. The improvements will make it more pedestrian friendly when we close it for events. **Mayor Pederson** said it will be brick paved at one level. **CM Minner** added that there are other issues on Market Street that need to be addressed, like the dumpsters. We have to come up with a way to disguise those. We talked about corner dumpsters and the pocket park concept. Those are the kinds of things we will talk about on Market Street. We will need to look at that in the plan.

Commissioner Christian stated that we are doing work on Pine Street. This deals with the CDC and the partnership that we have with the city. There is one little piece of property which represents the Barbecue Pit triplex and the quad plex, that is up for sale. The CDC feels this property is the hitch for the connectivity from the hospital to Canal Street. He proposed that the city work with the CDC to try and purchase this property. If they could have that partnership, they could try and purchase that piece of property. **CM Minner** asked if this piece of property was located on Pine Street. **Commissioner Christian** answered that it is right where it jogs on Childs Street and Pine Street. **Mayor Pederson** asked what the asking price was. **Commissioner Christian** replied that he was almost too embarrassed to say, because it is too high, but it is up for sale for one million dollars. **CM Minner** replied he was sure he

would be visiting him. **Commissioner Christian** stated they have been working on trying to get that number down. Sometimes, when other people call, people respond differently. This is a critical piece of property to finish this area. He shared these concerns with the realtor and all the impediments. He wanted to throw this out there while we were talking about capital improvements.

Max Parker Jr., President of the West Leesburg CDC, wanted to talk about an activity they were going to bring to Leesburg. They will be holding their 10th annual amateur boxing event. It will be held at Leesburg High School and it is sanctioned by USA Boxing out of Colorado Springs, Colorado. They will have up to twenty bouts. It will be held on August 23rd. **Commissioner Burry** asked if it would be held in the gymnasium. **Mr. Parker** replied yes, it would be located in the gym. **Mayor Pederson** thanked him for the information.

8. CITY ATTORNEY ITEMS:

CA Watson had no comments this evening.

9. CITY MANAGER ITEMS:

CM Minner had no further comment.

10. ROLL CALL:

Commissioner Connell commented that he would like the city to look at our policy where it comes to on-call pay for the utility departments. He thinks it is extremely low. It is his understanding that some departments get paid twenty-five dollars per day for on-call and the utility departments only get ten dollars per day. That is not much money to give up your weekend day or whatever it is to not be able to go anywhere or do anything. He would like to see that raised up to what the other departments are getting. They should be getting twenty-five per day for their on-call time. **CM Minner** replied that Commissioner Connell came and talked to him about this the other day. He dug up some numbers and this mostly affects the utility and public works folks. Currently, they are paid ten dollars per day for on-call duty with a pay of a two-hour minimum. The public works utility folks would like to be equivalent to what the PBA contract is. The PBA contract is twenty-five dollars for on-call and a two dollar shift differential. That is a total impact increase for the city of about eighty-five grand. If everyone was okay, he would weave that into the fiscal year 2023 budget. The shift differentials are already being paid for by the police department in the general fund. The eighty-five thousand dollars is going to be the utilities; water, sewer, gas and electric. The utilities can pick that up. Typically, when you hear a number and it is all employees, it is about fifty percent general fund. He guessed that it would be significantly less. It is a reasonable question from the employees and Commissioner Connell was right to address it.

Commissioner Christian said he could not give up his day for twenty-five dollars. He would be like I am sorry. He guessed you must like to work in that industry. **Mayor Pederson** asked if that was voluntary. **CM Minner** responded that there was a rotation list, you do not have a choice. You have to do it.

Commissioner Christian stated he is really excited about the capital improvements. He is happy to see what is happening with our recreation and about the improvements at Susan Street and the tournaments

coming to Leesburg. He is not so much a marina user, but just to be able to go and see a nicer building on the waterfront would be nice. He is looking forward to seeing if the city manager will bring in Ski Beach volleyball. He would love to see that on the lakefront. He wondered if there would be rentable jet skis and kayaks on Ski Beach. Hopefully, RD Rima is looking into vendors for some rentals, so instead of buying jet skis, people can rent one. He hoped that was the direction the city was moving in. He also gave his condolences to the city manager and his family for the loss of his father. For him to even come to the meeting tonight. He asked that everyone keep him and his family in their prayers. He gave kudos to the city staff. He thinks the staff is doing a very good job bringing on good projects and partnering with other groups. He can see the great improvements in our city and thinks it is a wonderful sight.

Commissioner Burry had nothing tonight.

Mayor Pederson had one item. He referred to Joannie Smalley to provide information on the Fourth of July celebrations. **Joanie Smalley**, of the Leesburg Partnership, stated that they will be at Ski Beach starting at noon with the kids' zone and other activities. They will have a ski show at five. The band "Lightning" goes on stage at 5 p.m. and the band "Hey Fire" goes on stage at 6 p.m. At 9 p.m. the SS Firecracker will be out in the basin with fireworks. Come out and enjoy. **Mayor Pederson** said that sounded great and thanked Ms. Smalley for the information.

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 7:42 p.m.