

**MINUTES OF THE CITY COMMISSION MEETING
MONDAY, OCTOBER 10, 2016**

The City of Leesburg Commission held a regular meeting Monday, October 10, 2016, in the Commission Chambers at City Hall. Mayor Hurley called the meeting to order at 5:50 p.m. with the following members present:

Commissioner Bob Bone
Commissioner Elise Dennison
Commissioner Dan Robuck
Mayor Jay Hurley

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

Commissioner Abraham Conner gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America at the Carver Heights / Montclair Area Community Redevelopment Agency meeting immediately prior to this meeting.

PROCLAMATIONS: None

MAYOR'S AWARD:

Greg Thorpe was awarded the Mayor's Award for his outstanding work in the community.

PRESENTATIONS:

GATEWAY PROJECT – US HIGHWAY 27 AT US HIGHWAY 441
By Frank Bellomo, with GAI Consultants.

This is a FDOT Landscape Project with a \$250,000 DOT grant for landscaping improvements at the intersection of US Highway 27 at US Highway 441 and while the overall plan approach is a landscape project, it will also include some hard scape elements, gateway elements, signage, and a fountain. The fountain feature will be sort of a fountain wall, with Leesburg noted on it, at about 50 feet in length, with fountains in the front. The landscape will be highlight with special plant material, such as specimen palms, flowering trees like crepe myrtles or other species and then some canopy trees around the retention ponds. The second gateway, if turning right to go up US 27, would also have gateway features that flank the roadway on both sides. Part of the wall is about 5 feet tall from the bottom up to what becomes sort of a translucent light feature on top, which is about 12 feet tall. Overall, the entire area will be stripped and then re-sodded with St. Augustine grass, which then will require irrigation as well.

The overall budget is about half a million dollars and cost estimates show the city is at about \$750,000. As progression in the design is made, the next step would be to either approve or ask for modifications and once this concept phase is done, progress toward constructions drawings. Right now the overall design approach is over budget and we need to keep that in mind as we move forward.

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Commissioner Robuck stated while the design is great, if we are that far off budget, he does not know that the other two walls, the secondary entrance, are necessary because people do not take a right there to go downtown; they just keep going straight on 27.

Mayor Hurley stated if going down to Canal or Third and cut across, but they would not be making a right there; no.

CM Minner stated if the Commission likes this concept, he does not think this is something we really want to scrimp on and as far as a money source, he has a few ideas. What he would like tonight is for the Commission to say go ahead we like this design and then we start moving into a final design concept and then start moving out to bid. We can change something with alternatives and drop and go moving forward and as far as a funding source he would point to two things; and a couple of them are premature. There is opportunity for: 1) the Marina sell, staff has been working on that and if that goes through there is a revenue source that would bring in an influx of cash that would be significant to cover this; and 2) we are still in the process of the fiber system sell and if that looks beneficial for the city there is another large influx of cash. He thinks in the next 90 days as we finish the design concepts and these kind of things we are going to have some other unforeseen revenues and cash that can easily subsidize the \$250,000.

Commissioner Robuck asked about ongoing maintenance costs.

Public Works Director (PWD) DC Maudlin stated staff has not gotten that far into it, but obviously there is pumps, electricity, and some water usage and the landscaping as well. Sort of the dilemma here is that initially there are two groups who have sort of a say in this; the Commission, in terms of the concept, but also FDOT. Either group has the potential to kill it and send us back to the drawing board. We have had a preliminary meeting with FDOT, they have not approved it, but they have said they think the concept is worth moving forward, so the next step for staff would be to put together what is called a Community Aesthetic Feature Application package. This package takes for the most part where we are now with the concept, talks about the need for the project goals and what we are trying to accomplish, and that has to go through the local field office here then to the district office and then on to Tallahassee to get approval. Staff did not want to begin that process until comfortable that the Commission was going to say yes.

Commissioner Dennison stated she thinks there are going to be more street grants as well that the city could probably go after. She knows the Florida League of Cities usually puts out a list and there is usually a lot on streetscapes.

PWD Maudlin stated one of the reasons we got \$250,000 from DOT is that they recognize the significance of this intersection; they have come down and looked at it, in fact we have that grant application from them. We have a commitment, it is actually in their budget, and we are reviewing right now the JPA for that and will bring that to the Commission fairly soon for the landscaping portion.

Commissioner Bone agrees this is worth the investment to Leesburg to put in the money, do the project right way, and not skimp. He does not necessarily agree on the funding source particularly with the Marina issue, but would like to see this project go forward in this direction and see if other grant funds can be found to be able to do this right.

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PWD Maudlin stated staff will move forward with the application.

Commissioner Bone asked about getting a U-turn sign just past McDonald's. PWD Maudlin stated there is not a U-turn sign, but he will ask about getting one.

Mayor Hurley stated he whole heartedly supports this project and agrees that we do not want to skimp on this one. Right now Leesburg is getting money from the State for the Dixie streetscape, so we are kind of in their sight and in their favor. He thinks it also speaks volumes to the State that we are stepping up to the pump and helps keep that flow because we had some bad history a couple years ago when the Stated was ready to do things for us and we were not ready; or the Commission at that time anyway. He asked if the waterfall would be lit up at night and suggested that Zoysia grass is ten times easier to maintain and takes much less water than St. Augustine.

Commissioner Bone asked if the city owns the cul-de-sac next to McDonalds because McDonald employees use it for a parking lot. If it is the city, can we either get McDonalds to buy that from us if we are going to allow them to use it for their parking lot or is there something we can do to also include that into the design of this project. Not that we need a park there, but it is one of those public places type of thing to make. McDonalds is getting the benefit of the city piece of property and he imagines they are not paying anything for it.

PWD Maudlin stated he believes the city owns it.

Mayor Hurley stated it used to be a thorough street but DOT put in the cul-de-sac.

PWD Maudlin stated when they closed the street, they did put it in. He will have to check and see if there is a turning radius issue and some reason, perhaps an emergency vehicle like a fire truck, that would have to have a certain turning radius down there. We may have an opportunity to do something, he just needs to check into that.

Commission consensus is for staff to move forward with this project.

CONSENT AGENDA:

Items pulled for discussion:

- 5.C.1 = Special Warranty Deed from United Southern Bank
- 5.C.2 = Agreement with the Office of the State Attorney
- 5.C.3 = Helicopter Memorial Site Plan

Commissioner Robuck moved to adopt the Consent Agenda except for 5.C.1, 5.C.2, and 5.C.3 and Commissioner Dennison seconded the motion.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Bone	Yes
Commissioner Dennison	Yes
Mayor Hurley	Yes

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Four yeas, no nays, the Commission adopted the Consent Agenda, as follows:

CITY COMMISSION MEETING MINUTES:

Regular meeting held March 28, 2016

APPROVED

Purchase request by the Information Technology Department for two (2) new server blades from High Performance Technology for an amount not to exceed \$59,414.00.

RESOLUTION 9893

Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute an End User License Agreement with ESRI for a period of 37 months and a total value of \$77,185.79; and providing an effective date.

RESOLUTION 9894

Resolution of the City Commission of the City of Leesburg, Florida authorizing the Mayor and City Clerk to execute a Fixed Unit Price Agreement with AMROAD, LLC for Traffic Marking & Striping Services; and providing an effective date.

ADOPTED RESOLUION 9895 SPECIAL WARRANTY DEED FROM UNITED SOUTHERN BANK TO THE CITY OF LEESBURG

Commissioner Bone introduced the resolution to be read by title only. CC Purvis read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING A SPECIAL WARRANTY DEED FROM UNITED SOUTHERN BANK TO THE CITY OF LEESBURG, FLORIDA FOR PROPERTY LOCATED IN SECTION 14, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Bone moved to adopt the resolution and Commissioner Dennison seconded the motion.

Mayor Hurley requested comments from the Commission and the audience.

Commissioner Bone stated he is glad to see that the city acquired this piece of property and what they have done already to do some clearing on it; it is already looking much better. He stated many of the neighbors, he has spoken to, have complemented on what has been done already and they would like to have some input on what is going to happen out there. He understands there is some plan being worked on possibly for something to happen there; some kind of design.

CM Minner stated right now staff is looking at getting that property cleaned up, taking down the old boat areas, and right now we just have it set up as kind of a walking trail perimeter with some swings and slides.

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Commissioner Bone stated he thinks at some point there may be another agenda item to come before the Commission about the one piece of adjacent property. Before that happens, he would just like to make sure that there is a little community meeting there or maybe Parks and Recreation can go there and get input from people who have expressed a desire to have some input in the project; whether it is a picnic table, a basketball hoop or whatever.

The roll call vote was:

Commissioner Bone	Yes
Commissioner Dennison	Yes
Commissioner Robuck	Yes
Mayor Hurley	Yes

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

ADOPTED RESOLUTION 9896 AGREEMENT BETWEEN THE CITY OF LEESBURG AND THE OFFICE OF THE STATE ATTORNEY

Commissioner Robuck introduced the resolution to be read by title only. CC Purvis read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ACCEPTING AND APPROVING THE AGREEMENT BETWEEN THE CITY OF LEESBURG AND THE OFFICE OF THE STATE ATTORNEY TO REIMBURSE THE STATE FOR THE COST OF STATE ATTORNEY PROSECUTION ON CERTAIN CRIMINAL VIOLATIONS OF THE CITY OF LEESBURG CODE; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Robuck moved to adopt the resolution and Commissioner Dennison seconded the motion.

Mayor Hurley requested comments from the Commission and the audience.

Commissioner Robuck stated he is okay with this resolution and thinks it is a great idea to save some money, but it did bring up the open container issue. He thinks the Mayor brought up recently the idea of being able to get it downtown, potentially as not having an open container ordinance at least during certain hours or something. So, if we are going to talk about that, he would still like at some point to have that discussion on an ordinance, where we could potentially lift the open container and would also like to see something in Venetian Gardens, at least during daylight hours. If trying to attract boat traffic, he would hate to see someone pull up on a boat, where they are allowed to have a beer as long as someone else is driving, and then step out on the beach and it be an issue and get arrested for open container violation. He asked if we would be able to use this same ordinance for the code enforcement violations that Commissioner Bone brought up or is this only for open containers.

CA Morrison stated this would be for any city ordinance violation. He stated there is an ordinance, under consideration at staff level, right now to revise what he calls the citation

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portion of the city's code enforcement ordinance into a notice to appear before your special magistrate which will give that some more teeth to sort of do what Commissioner Bone was talking about.

Mayor Hurley asked what is needed to have a little bit more in depth with the open containers as far as downtown.

CA Morrison stated as an example of what happens now, he will be sitting in his office, usually in the morning, and his secretary buzzes him to say Judge Miller is on the phone with somebody in open court for an open container violation and wants to know what he wants to do about it. He has not heard about it, does not know who the person is, or what their history is and then has to get in touch with the Chief who sends the information a day or two later and decides do we want to prosecute it, and most of them are being dropped. There was one a few weeks ago where they said he is a frequent flyer and they want to prosecute him, so he put Mark Brionez on it. The frequent flyer was in jail all this time, and finally Mike Graves, the Public Defender, called me, to say what can we do to get this guy out of jail, we looked and he had been there long enough he said we will plea him out to time served and that was done. He got out one-day last week and this morning CA Morrison said he received an email from Major Rockefeller stating he is back and we have to prosecute him again. That is what is happening; it is just a revolving door. We are not set up to do this because we are not wired in with the Clerk's office; however, the State Attorney has people at these hearings all the time and they are just standing there and could handle it while they are there.

Mayor Hurley asked what we have to do as far as to get the open container in a district zone.

CA Morrison replied it would just take an ordinance amendment which is frequently done in places.

Mayor Hurley asked if the Commission would support that downtown and at Venetian Gardens. Commissioner Robuck replied definitely. Commissioner Bone stated he would consider it. Commissioner Dennison stated for certain hours and certain events with a plastic cup or container so no one gets hurt.

Mayor Hurley stated he would just like to see the ability to walk from say Sips to the play house or another facility without having to stand there and slam your drink down before moving go to the next place.

Commissioner Bone asked if the city would have the opportunity to be reimbursed for any expenses we paid.

CA Morrison stated he is sure we would and that would be an investigative taxable cost.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Robuck	Yes
Commissioner Bone	Yes
Mayor Hurley	Yes

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

ADOPTED RESOLUTION 9897 APPROVING THE HELICOPTER MEMORIAL SITE PLAN

Commissioner Robuck introduced the resolution to be read by title only. CC Purvis read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
LEESBURG, FLORIDA APPROVING THE HELICOPTER
MEMORIAL SITE PLAN IN VETERANS MEMORIAL PARK AT
FOUNTAIN LAKE; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Dennison moved to adopt the resolution and Commissioner Robuck seconded the motion.

Mayor Hurley requested comments from the Commission and the audience.

Commissioner Robuck asked if this is what it is going to look like when it goes up; are there no more graphics being added?

CM Minner stated no, this is not the finished product; tonight was to get their site plan approved. He spoke with Don Van Beck this evening, who was not able to attend, and he wants to come before the Commission and bring some more finished specs on the finished product of what the helicopter will look like.

Commissioner Robuck stated we are not cutting down any trees to get this and CM Minner replied correct.

Mayor Hurley stated he still has reservations.

Commissioner Bone stated he thinks it is going to make a nice little corner of Leesburg.

The roll call vote was:

Commissioner Robuck	Yes
Commissioner Bone	Yes
Commissioner Dennison	Yes
Mayor Hurley	Yes

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

DISCUSSION ITEM - DATE FOR ORGANIZATIONAL MEETING IN JANUARY, 2017

After some discussion and checking of calendars the Commission consensus is to hold its organizational meeting on Tuesday, January 3, 2017 at 5:30 p.m.

ADOPTED RESOLUTION 9898 AGREEMENTS WITH THE CDC AND JUDITH BECHTEL FOR THE SALE OF SURPLUS CITY PROPERTY

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Commissioner Robuck introduced the resolution to be read by title only. CC Purvis read the resolution by title only, as follows:

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AGREEMENTS WITH THE CDC AND JUDITH BECHTEL FOR THE SALE OF SURPLUS CITY PROPERTY AT 413 PERKINS STREET, 410 SOUTH 6TH STREET, AND 1112 WEST LINE STREET; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Robuck moved to adopt the resolution and Commissioner Dennison seconded the motion.

Mayor Hurley requested comments from the Commission and the audience.

Commissioner Bone stated just to reiterate again, he is not in agreement with doing these and thinks it is a mistake. He thinks one of the bench marks to look at is to see whether things being done in Leesburg are successful or not, whether it is the splash pad, the playground across from 6th Street, the money being spent in Venetian Gardens or wherever, one of the bench marks to determine how things are working is what we are doing that would increase property values in some of these downtown neighborhoods. We want people to eat, shop, and spend money downtown, but he thinks taking these three pieces of property is counterproductive to that and we are not doing anything to increase property values; in fact, we are probably hurting the potential to increase property values in these areas. He owns a home on 4th Street, so is very familiar with these areas and these are houses that you could probably buy for right now 40, 50, or 60 thousand dollars; they are right next to downtown and Venetian Gardens and so we take these properties and make them low income or subsidized housing. He knows Ms. Bechtel and knows she has good intentions, but from what he understands they are just going to tear down that house and leave it sitting there as a vacant the lot and one of the concerns, one of the reasons that we were going to do these contracts was so we did not just have vacant lots, but that is exactly what she is going to do. He goes back to his position on these that every one of them should be torn down and that we, as a city, wait until the right time that someone will come in and build a house there that is going to move that goal forward to increase property values in these neighborhoods, not to bring them down any further. These contracts being presented have nothing in them that says the person has to construct a house on the property, all it says is that they have to bring it up to code or tear it down, but it does not say what kind of house is going to go on that property. We do not need a stucco house in one of these neighborhoods, they need a house that is going to look like an old 1920, 1930, or 1940 style house; not a cookie cutter house. He is against every one of these and thinks it is counterproductive to Venetian Gardens and to Main Street with all the improvements done there, and thinks it has the potential not only to be counterproductive, but to set back all the efforts that are being made by the City.

Commissioner Dennison stated she scanned the contracts and did not see some of the things the Commission had asked to be added, such as it must be cleaned up by such and such a date, six months or whatever. She thinks Commissioner Bone has the right idea are you are just going to rip it down and leave it or are you going to try to fix up the mess

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that is sitting there and then turn around and sell it. There were issues discussed the last time as far as what they had to do, what was expected, and that was the only way we were going to sell the properties.

Commissioner Bone stated all three houses are in terrible shape and to sell them with the intent that maybe they are going to be rehabbed, they cannot be rehabbed to any condition that is going to do anything to improve those neighborhoods. They all need to come down and the city hold them until the right person comes along, and it could be the CDC or whoever, but until someone is going to come in and build the kind of house that goes with those neighborhoods and improves property values.

Commissioner Robuck stated he does not disagree with what Commissioner Bone is saying in sentiment, and certainly agrees on Line Street. He does not understand why we are selling a house to turn it into a vacant piece of property and if it is going to turn to a vacant lot then he would rather the city control it so we can decide what happens to that house. He does not agree as to the CDC just because he thinks our need for work force housing overrides some of those concerns for him personally, but thinks that is a very reasonable position to have and he trusts that the CDC is going to do the right thing with them given they have a history in Leesburg of doing work force housing and getting owner occupied first time home buyer housing.

Commissioner Bone stated those should not go into these neighborhoods.

Commissioner Robuck questioned first time home buyers should not be there.

Commissioner Bone stated not at the values and asked what a first time home buyer value is going to be.

CM Minner stated the requirements with the LMI for infill is looking at a construction cost of around \$100,000 and they are getting pretty close to where they start getting 105, 110, or 115 thousand and then that starts breaking the loan that they would qualify for to us.

Commissioner Bone stated the CDC is not talking about tearing these two houses down and building new; they are talking about rehabbing.

Commissioner Robuck stated they would have to bring them up to code and he thinks that is questionable whether it can happen or not.

Commissioner Bone questioned why county money was turned down that would have helped young girls coming out of foster care.

Commissioner Robuck stated he did not turn down money for that and asked them to come back with reasonable information on what was going on, and they never did. Staff was told to come back with what the money is going to be used for, but the way that grant was written was that they could do anything they wanted to in Leesburg and we had no control over it. Staff never came back and he was disappointed.

Commissioner Bone stated these are going to be the same way, we are not going to have any control over it, other than it has to be brought up to code.

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Commissioner Robuck stated the CDC said they are going to put in owner occupied homes and not be rental units.

Commissioner Bone stated there is nothing in the contract that does anything to protect or give character to those neighborhoods in a way that you are going to attract what you are trying to attract by doing all the improvements to Venetian Gardens and downtown.

Commissioner Robuck stated he has been consistent in his support for owner occupied housing and will continue to be.

Commissioner Bone asked if there is a possibility that a piece of property could be acquired by the city in Palmora Park with code enforcement issues because someone did not take care of it and so then we sell it to the CDC or to a neighbor for \$5,000.

Commissioner Robuck stated if the CDC, Habitat, Homes in Partnership or anyone who is going to put in owner occupied housing, he thinks is good for the city.

Mayor Hurley stated he thinks Leesburg has its fair share of subsidized, Section 8, low income housing and in his opinion has too much of it. It has hurt the city from getting businesses when they do the three square mile radius and the median income has to be "X" amount of dollars. He agrees on these three properties that all three should be torn down, but the CDC said they will either tear down and rebuild something or bring it up to code and that is on them. If they do not they will be coming back to us for more partnerships and at that time we will have better understanding, but so far the CDC has been true to their word. Then we have a neighbor who is very vested, who has been trying to get something done, and is now spending her own money to try to fix her street and he does not think an empty lot is going lower the value of a home. Who is to say in two or three years she does not sell it to someone who would like to build, but right now her quest is to get it cleaned up. He takes it case by case, does the best he can, but does not think this is going to cause Venetian Gardens to fail or Main Street to go under because we turn three houses in to something else.

Commissioner Dennison stated what she said the last time the Commission discussed this was go with just two houses for the CDC and see how they handle those properties and what they do with them. If they do not do anything to clean them up or bring them up to code or rebuild them, then when they come back for more, we just do not give it to them. We are giving them a chance to prove themselves and if we can develop another partner that is going to do first time home owner houses, then she thinks they should be given the chance.

Commissioner Bone stated he does also, but not here.

Mayor Hurley asked if he knows how that sounds and Commissioner Dennison stated yes, it sounds like only in your own neighborhood.

Commissioner Bone replied no. Having come from out of town and to look at Leesburg, comparing it to how other cities are and what they are doing, which Leesburg is trying to do with the money spent downtown, on Main Street, and doing at Venetian Gardens that the best thing to do with these pieces of property is to tear them down. In the condition

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they are in it, would be the best thing for the surrounding properties to tear these down and the city to hold all those properties as a developer would for a time until someone would build on them in a manner that the city has some control over that would do something to increase the property values. He cannot interpret how anyone takes what he says and stated again he is supportive of low income housing, just not supportive of spot low income housing and whether it be in Palmora Park, on 6th Street, Perkins Street or wherever.

Mayor Hurley stated there has to be a balance and a community can only sustain a certain level or certain percentage of low income housing. Leesburg cannot say to Lake County we will take all the low income housing and Mt Dora, Tavares, Eustis you all do not have to worry about it because then we are always sitting here full of thrift stores and dollar generals and they have the high end stores. We have to have a market that people want to come to.

Carolyn VanDyken, resident, said she heard rental and home owner and if the CDC is planning to rent or put a home owner into the homes.

CA Morrison replied the contract says that they are to renovate or tear down within 90 days from closing and utilize thereafter as housing for first time home buyers having low to moderate income. It would not be rental.

Mrs. VanDyken stated just food for thought, she is a Palmora Park resident and an equal opportunity neighborhood person. They could not have volleyball as Ski Beach because that was going to lower their property values, but yet it is okay to sell off property for \$5,000 in that neighborhood which you know, anybody who has ever bought or sold homes personally throughout their lifetime, knows that the first thing you do is pull up the comps and see what all the surrounding houses sold for. How is this really going to help the people in that neighborhood when the city is selling off the property off at 5,000?

Mayor Hurley stated the option would be for the city to either not sell it and then tear it down at that expense and have an empty vacant lot or to invest thousands of dollars to bring it up to code which is what the CDC says they will do by spending another 40 or 50 thousand dollars. The hope, at least from his chair, is that the CDC will bring those houses up, do the renovations required, or tear it down and rebuild another one for a first time home buyer to bring it to the level that would fit the neighborhood and be an enhancement opposed to the dilapidated structures there now.

Mrs. VanDyken stated she understands what Commissioner Bone is saying as she used to live in Atlanta and looked all over the intercity and there depending on what section you went into the city had their own specifications. If you did tear down an old home, it had to go back up in the same historic type specifications that you had to adhere to and also if renovating a home, you had to jump through those same hoops to keep the character of the neighborhood. She thinks the city can control the character of these neighborhoods and put guidelines in place for certain downtown neighborhoods where if they did rebuild it would have to enhance the character of the neighborhood.

The roll call vote was:

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Commissioner Dennison	Yes
Commissioner Robuck	Yes
Commissioner Bone	No
Mayor Hurley	Yes

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

DISCUSSION ITEM - CODE ENFORCEMENT SPECIAL MAGISTRATE

Commissioner Robuck stated every month when he gets the reports and sees what the magistrate is doing, he just really feels that the direction of the Commission is not being followed. He does not think we are being strict enough and thinks the apartment deal with the sewage was all mishandled. It seems that if a property owner is present at the hearing, then we do not follow staff's recommendation, we always give them a break. He wants to give a break to the home owner that maybe had a medical issue or something like that, but not give breaks to the guy who says well I bought this property and did not realize it had all these problems; no, they knew the problems when they bought it. He stated if any commissioner bought a piece of property, knowing it needed renovated we would be expected to renovate it and not go begging before code enforcement well I do not realize it was going to cost this much and need another three months to fix it.

Commissioner Dennison stated she is tired of reviewing these code enforcement reports also.

Commissioner Robuck made motion to fire current magistrate and have staff put this out to bid and Commissioner Dennison seconded the motion.

Commissioner Bone asked how long we have had this magistrate.

CA Morrison stated she was the original, the only code enforcement magistrate, since the board was abolished and that was over 10 years ago. He does not know the exact date, but it has been a long time.

Commissioner Dennison stated the Commission has repeated to her on several occasions that it wants her to be a little stronger with this. We are supporting the code enforcement officers and the police, but the reports still keep coming in that you know, waive, waive, waive.

CM Minner asked CA Morrison if his firm could serve in the interim capacity. CA Morrison replied no, the statute specifically prohibits that, it has to be an outside person.

Commissioner Bone asked if she can continue to serve while this goes out for bid.

CM Minner stated he will speak with her.

Mayor Hurley stated he doubts she would want to if she is getting fired and he does not know that he would feel comfortable with that.

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CM Minner stated staff will figure it out and find someone in the interim.

The roll call vote was:

Commissioner Bone	Yes
Commissioner Dennison	Yes
Commissioner Robuck	Yes
Mayor Hurley	Yes

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

INFORMATIONAL REPORTS: None

CITY ATTORNEY ITEMS: None

CITY MANAGER ITEMS: None

PUBLIC COMMENTS:

Dr. Person thanked the Commission on behalf of the CDC and Mt. Calvary Baptist Church for its decisions made this evening.

ROLL CALL:

Commissioner Robuck stated as to a food truck ordinance, he knows staff has been working on this, but would really like to see this soon. He had someone approach him wanting to do a food truck out in front of Romac and he told him to let him review the ordinance before agreeing. The ordinance says you can only be out there for up to like 90 days in one year and there are people all over the city not following that. He is in favor of food trucks which is why he would like to see an ordinance. He knows as soon as he lets someone set up in front of Romac and it violates the ordinance, then he might be the one they complain about, so would like staff to relook at our food truck ordinance. He stated Commissioner Bone brought up county housing this evening, he knows the project and found out about it after it was too late talking to Lake County Commissioner Campione and she asked him why Leesburg turn this down. He replied to her that we did not turn it down, we voted no and told our Housing Director to get with the county's housing director to obtain some clarity and it never happened. That is disappointing and he had to let Commissioner Campione know that if he had been told it was for homeless youths that they were looking at doing a shelter center for then he thinks they would have found real support for that on this Commission; however, it was take our money, we will do what we want and hope it works out okay. This Commission asked for clarity and did not get it. So he just wants to be clear, he would have been very much in favor of that project if they had brought that to us, but he will continue to not support letting the county do whatever they want in Leesburg without our say. That has been tried in Leesburg in the past and it has not worked out for us.

Commissioner Bone asked if staff remembers how much the county was going to give to the city. **Housing Director (HD) Ken Thomas** stated their part was half a million dollars and we were going to get half of that. **Commissioner Bone** stated Leesburg was going to get \$250,000 and Commissioner Christian and himself voted to take the money

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no strings attached to be able to have some affordable housing in Leesburg. We turned down \$250,000 and we just made a decision tonight to take \$20,000 no strings attached except that the buildings have to be brought up to code or torn down. He asked if that money is still available and **Commissioner Robuck** replied it is not; he asked and that is because our staff did not come back to us. **Commissioner Dennison** agreed. **Commissioner Bone** stated we could have voted yes that night and thinks there was discussion that we did not know if the money would still be available if we did not take it that night. **HD Thomas** stated he did meet with county staff within two weeks of that meeting and they were willing to come back and explain the process; they did meet with them. The county will make application next year in 2017, but this year decided not to make application. They are willing to come here to explain how the process works because it is money that they receive from the federal government, so there are strings attached to how the money can be used or at least what can be written in the contract. **Commissioner Bone** stated just to be clear, he is supportive of Leesburg as a whole and the direction Leesburg is going; a lot of good things are happening. He thinks the plan presented tonight for the 441/27 intersection and the resource center that is moving forward, hopefully will have a kitchen facility to train people, both look good. As he mentioned, some people have approached him about some different projects that would offer affordable housing in Leesburg, and he does look at Leesburg as a whole and so a decision on three particular houses to him are reflective of his overall vision of trying to help everyone in Leesburg and to improve our city. He likes the direction the city is heading in, there is a lot of potential, and he thinks we are making a lot of strides and there are more good things to come. He looks forward to seeing those and hopefully these three properties, he would encourage the CDC if they do tear them down and build, that they do something that is conducive to the old look of the neighborhood.

Commissioner Dennison thanked the Emergency Operation Center and the City of Leesburg for getting right on the ball and being ready in case we really got hit with Hurricane Matthew. We started a trial last year to get that EOC up and running just in case and this was a really good exercise this time; we were ready for anything that could happen. Also, the City declared a State of Emergency not knowing which way the storm was going to fluctuate and just so everyone realizes a State of Emergency allows us to file for FEMA money without having to wait and go through a long process; that is also a very important step in what happened this past week. One of our past Commissioners, Mr. Polk, put a letter to the editor in the Daily Commercial, now she did not read the article he was referring to back in August, but he mentions what the past Commissions did and if it was not for them, we would still be in trouble. To an extent, she totally agrees with Mr. Polk. They had gotten into the biggest recession seen in the country for a long time, so they were stuck for money and paying bills and doing projects. This is absolutely right and if it was not for their foresight we would not have come out of that recession as strong as we did ready to move. He ended his article with the City Manager, Mr. Minner, and we all know what a good job he is doing, so he brought up the fact that we have such an excellent City Manager. She wants everybody to realize that if you have a problem with the city, if you think something is going on, or not moving fast enough, do not always attack; come to these meetings. As to Venetian Gardens, we had community meetings for months; come to the meetings. For the park that was just built, we had meetings about the park equipment and the ones that are complaining we did not see them at the meetings. It is too easy for these keyboard cowards to go home after the meetings and start attacking everything, but where were they or where are they when

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something is going on in this city. She just wants to say that she saw the article written by Mr. Polk and agrees with him. She stated she served with him for two years and thinks he did an excellent job.

Mayor Hurley stated he also thinks we have a great City Manager, a great Assistant City Manager, a great Clerk, a great City Attorney, and a great Commission. He also will applaud the Chief and all the Department Heads who showed up at the EOC and wow how impressive. If there would have been something, thank God we were spared, but had there been some shift to the west Leesburg definitely was ready and prepared on all fronts. He gives credit to CM Minner and staff for making sure they were prepared on any level no matter what happened and fortunately, we only had a few little tree incidents. He likes Commissioner Dennison's phrase Keyboard Cowards and is going to write that one down. He said he was not implying that there is any kind of discrimination implied in what he said earlier and where he was going is he really thinks if someone has the ability to purchase a home, to go through the steps to acquire a home, that they should be able to purchase that home anywhere they can afford to. He does not want to tell somebody you are a first time home buyer but you have to live here or there, you cannot buy here; he had a real issue with how that sounded. He also does not know how much Section 8 or affordable housing one city can have and we have got to pull away from affordable housing to an extent because as long as we are out of balance, we cannot get the companies and the businesses to come here because our medium incomes are just plummeted compared to other cities and it kills us. He does not think it is as recognized how much of it we have and what a taxation it is on our services. **Commissioner Bone** stated not to argue, because he feels what the Mayor is saying, but if there is a need for affordable housing and he understands the median income issue, but if we can address the need for affordable housing then to balance that we have to increase our property values in other places. **Mayor Hurley** stated he thinks there should be some responsibility for us to push other cities to take their share and they have not done that; they have pushed affordable housing to Leesburg and have kind of blocked it off where there are not a lot of options. Clermont, Mt. Dora, Tavares, Lady Lake they are not overrun so you come here because it is overwhelming here. Everywhere you look there are huge apartment complexes, we have five major apartment complexes now, and there is just a ton of it here. It is like the homeless issue, Leesburg has the largest population of homelessness, but we also have the biggest support system for homelessness in place. His whole point was just that he thinks we should push other cities to take their responsibility, they need to partner up with Lake County, take that \$250,000 and invest it into trying to bring up some affordable housing in their communities. He agrees this is something we need to work on and appreciates the fact that Commissioner Bone is trying to get the house values raised.

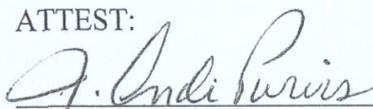
ADJOURN:

The meeting adjourned at 7:14 p.m.



Mayor Pro Tem - Robert Bone

ATTEST:



J. Andi Purvis, City Clerk & Recorder



Proposed Gateway Concept

Commission Meeting
10.10.16



Proposed Gateway Concept

Commission Meeting
10-10-16



Proposed Gateway Concept

Commission Meeting
10-10-16