

**MINUTES OF THE SPECIAL WORKSHOP MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA
May 18, 2015**

The Special Workshop Meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Ruth Kussard presiding. The meeting convened at 5:15 p.m.

1. CALL TO ORDER

- 2. ROLL CALL:** Tony Holden, Commissioner Ward 2
Dan Vincent, Commissioner Ward 3
Paul Hannan, Commissioner Ward 4
Jim Richards, Commissioner Ward 5
Ruth Kussard, Mayor/Commissioner Ward 1

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager/Town Clerk; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Wendy Then, Town Planner; and Nancy Slaton, Deputy Town Clerk

Others Present:

3. Public Comment

Mayor Kussard asked if there were any comments or questions. There were no comments or questions.

4. Discussion/Direction Regarding a Request from The Villages to Allow the Building Permits and Inspections on the Lots Either Owned by or Under Contract with The Villages in the Enclaves to be Permitted Through the Town and Discussion of Possibly Annexing in These Homes (Kris Kollgaard)

Kris Kollgaard, Town Manager, stated that The Villages has approached her and she has spoken with Gary Lester and Steve Roy regarding the new homes they are rebuilding in the east side of The Villages, many of which are in the enclaves. She stated they would like to permit through the Town of Lady Lake and annex them into the Town in that process. Ms. Kollgaard pointed out the locations of the homes in the enclaves on the map that was included in the packet. She stated that years ago, the citizens in that area were given the option to annex into Lady Lake or stay in the County; many of the people in the enclaves do not want to annex in as they are receiving Town services but are paying no taxes to the Town. Ms. Kollgaard reported that the state is trying to eliminate enclaves in communities. She stated the Town could do an involuntary annexation, although she understands that the Commission does not want to do that.

Ms. Kollgaard stated the homes that The Villages are rebuilding are circled in red on the map and amount to approximately 20 homes, but may turn into 300 homes being annexed in over the next ten years. She stated an interlocal agreement between the County and the Town to allow the Town to permit, inspect, and annex these homes in the enclaves has been drawn up and reviewed by the attorneys and is on the agenda for approval at the regular Commission meeting if approved at this meeting. Ms. Kollgaard reported that the Finance Department estimated the revenue potential (ad

valorem taxes, CST revenue, state sales tax, local gas tax) of each home being annexed in at \$848.96 per year.

Ms. Kollgaard stated that the Town currently patrols in that area and responds to calls already. She stated that residents in the enclaves currently pay Lake County Fire Assessment on their tax bill, although The Villages will still respond if they are closer than Lake County, and will get reimbursed by Lake County if they do. She stated they use pumper trucks, although some fire hydrants have been put in some areas.

Commissioner Richards stated that some fire hydrants were installed when The Villages redid some of the side streets with new water lines last summer. He stated he is in favor of it.

Commissioner Hannan asked why The Villages wants to annex in these homes and why they want to permit through the Town. He stated he is in favor of it as long as it does not cost the Town.

Ms. Kollgaard replied that it is easier for The Villages to permit through the Town and they do not have to go to Tavares. She stated that when this was brought up, she suggested that they annex the homes into the Town as they are being permitted, and the County agreed that it would allow the Town to enforce the codes. Ms. Kollgaard stated that at this point, it will not cause increased services, but if 400 to 500 homes were added, another police officer might be needed.

Commissioner Holden commented that additional staffing may be needed in Growth Management and Public Works as well.

Commissioner Hannan asked how the work load is now.

Ms. Kollgaard replied that Growth Management is busy, but that they are handling the work load and they are a good team. She stated years ago, The Villages used to come in with permits for 200 to 300 homes at a time.

Commissioner Holden asked if the area included Units 4 and 5 only, or if it also included Units 6, 12 and Silver Lake.

Ms. Kollgaard replied that only the homes encircled in red are to be rebuilt, and Commissioner Richards pointed out that the areas in white are already in the Town, and only the yellow areas are enclaves.

Commissioner Holden confirmed that the entirety of Unit 6 was already in the Town. He commented that the enclaves must be hard for Public Works, and that he is worried about the bureaucracy involved with road maintenance, street lights, etc.

Ms. Kollgaard replied that the Town can notify them within 90 days if we do not want to do it anymore if that becomes the case. She stated if and when the Town obtains 51% ownership, we can then notify the County that they must bring the roads up to standard before the Town takes them over. She stated the Town can collect more revenue for roads added to the Town. Ms. Kollgaard stated that The Villages puts in street lights and Lady Lake will maintain them.

Mayor Kussard pointed out that the Town will be able to collect more gasoline taxes and road mileage based on added population. She stated it is a win/win situation annexing in the homes one at a time.

Ms. Kollgaard reiterated that the state is pushing to get rid of enclaves and may mandate it in the future.

Commissioner Holden stated that subdivisions are not a money maker for the Town.

Commissioner Richards replied that the Town is not allowed to make money from them.

Ms. Kollgaard agreed, and stated that the Town already services this area and it will not cost the Town anymore to do this.

After further discussion, it was the consensus of the Commission that they were in favor of allowing building permits and inspections to be permitted through the Town on lots either owned by or under contract with The Villages in the enclaves, with the possibility of annexing in these homes.

5. Discussion/Direction Regarding When Water and Sewer Agreements are Needed (Kris Kollgaard)

Town Manager Kris Kollgaard stated that the Town is currently drawing up a water and sewer agreement for any new development using over three ERU's (equivalent residential units). She stated that the Town really does not need a water and sewer agreement unless a developer is serving an unincorporated area or is due some recapture (reimbursement) for infrastructure, and that it takes a lot of unnecessary staff time and review by the Town Attorney. Ms. Kollgaard asked the Commission for their opinion on it.

Mayor Kussard asked if Ms. Kollgaard was talking about current or new development.

Ms. Kollgaard replied that the agreements are for new development. She stated that the Town does not currently require a water and sewer agreement for a store or anything that comes in needing three ERUs or less, but if it is over three ERUs, we do. She clarified that she is asking the Commission if they would agree to the Town only having water and sewer agreements for any type of development where there is special circumstances or anything out of the ordinary, or if recapture is needed.

It was the consensus of the Commission that they were in favor of utilizing water and sewer agreements if there are special circumstances or recapture necessary, rather than the current process of drawing up an agreement for any development using over three ERUs.

6. ADJOURN: There being no further discussion; the meeting was adjourned at 5:30 p.m.

Kristen Kollgaard, Town Clerk

Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk