

1                   **DRAFT MINUTES OF THE REGULAR COMMISSION MEETING**  
2                                   **TOWN OF LADY LAKE, FLORIDA**  
3                                   **NOVEMBER 19, 2018**

4   The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers  
5   at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Jim Richards presiding.  
6   The meeting convened at 6 p.m.

7   **PROCEDURE**

8   Citizens are encouraged to participate in the Town of Lady Lake meetings. Citizen groups are  
9   asked to name a spokesperson. Speakers will be limited to three minutes. Additional time may  
10   be granted at the Mayor’s discretion. Upon being recognized by the Mayor, please approach the  
11   dais, state your name and address, and speak into the microphone. The order of agenda items  
12   may be changed if deemed appropriate by the Town Commission. Please be respectful of others  
13   and put your cell phone on silent mode.

14   **A. CALL TO ORDER**

15   Mayor Jim Richards

16   **B. INVOCATION**

17   By Reverend Kerry Edwards of the Lady Lake United Methodist Church

18   **C. PLEDGE OF ALLEGIANCE**

19   **D. ROLL CALL**

Commissioner (Ward)	Present
Hannan (Four)	NO
Kussard (One)	YES
Holden (Two)	YES
Vincent (Three)	YES
Richards (Five)	YES

1 **STAFF PRESENT**

2 Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Wendy Then, Senior Planner; C.T.  
3 Eagle, Public Works Director; Captain Jason Brough and Jan Miller, Administrative Assistant to  
4 the Chief, Police Department; Maureen Gochee, Human Resource Director; Pam Winegardner,  
5 Finance Director; and Nancy Slaton, Deputy Town Clerk

6 **E. PUBLIC COMMENT**

7 Mayor Richards asked if anyone had any comments.

8 William Bleam of 1104 Lintz Lane stated he represents a group of voting Lady Lake residents who  
9 are dog owners. He requested that the Commission allow businesses in Lady Lake to allow dogs  
10 in outdoor eating establishments.

11 Mayor Richards noted that even if the Town enacted an ordinance according to State statutes,  
12 the owners of the local eating establishments would still have to request a permit from the Town  
13 and be responsible.

14 **F. COMMISSIONER SWEARING-IN CEREMONY:**

- 15 • Tony Holden, Ward Two
- 16 • Paul Hannan, Ward Four

17 Kris Kollgaard, Town Manager/Town Clerk, conducted the Swearing-In Ceremony by  
18 administering the Oath of Office to Commissioner Tony Holden, Ward Two. She stated  
19 Commissioner Paul Hannan will be sworn in at the next Commission meeting.

20 **G. CONSIDERATION OF SELECTION OF MAYOR AND MAYOR PRO-TEM FOR 2018-2019**

21 **Commissioner Kussard nominated Mayor Richards to remain as Mayor for the next one-year**  
22 **term. Commissioner Holden seconded the motion, and the motion passed by a vote of 4-0.**

23 **Commissioner Holden nominated Commissioner Kussard to continue to act as Mayor Pro-Tem**  
24 **for next one-year term. Commissioner Vincent seconded the motion, and the motion passed by**  
25 **a vote of 4-0.**

26 **H. CONSIDERATION OF SELECTION OF COMMISSION LIAISONS FOR 2018-2019**

27 Commissioner Vincent stated that he would like to remain as liaison for Florida League of Cities.  
28 He commented that two Commissioners, both himself and the alternate, are going to the  
29 meetings at the expense of the Town.

30 Mayor Richards stated that he feels more participation equals more information for the Town.

1 Town Manager Kris Kollgaard pointed out that the two Commissioners are each on different  
2 committees.

3 **After discussion, it was the consensus of the Commission to keep the liaison assignments the**  
4 **same for 2018-2019 as the previous year.**

#### 5 **I. CONSENT**

##### 6 **1. Minutes – November 5, 2018 –Commission Meeting**

##### 7 **2. Consideration to Approve “Santa’s Shop With A Cop” 2018 Event (Jason Brough)**

8 Mayor Richards asked if there were any questions regarding the consent items. There were no  
9 questions or comments.

10 Commissioner Kussard made a motion to approve Consent Items I-1 and I-2. Commissioner  
11 Vincent seconded the motion. The motion passed by a vote of 4-0.

#### 12 **J. OLD BUSINESS**

13 No old business.

#### 14 **K. NEW BUSINESS**

##### 15 **3. Consideration for Teague Plaza New Major Site Plan MJSP 08/17-001 — T-Lynne Properties,** 16 **LLC — Proposing a Two-Story Building Consisting of a 5,840 Sq. Ft. Footprint with a Total** 17 **Floor Area of 11,805 Sq. Ft. to be Utilized as a Diner and Retail on the First Floor, and Six** 18 **Apartments on the Second Floor; on Approximately 1.63 Acres Located at 1124 Teague Trail,** 19 **Approximately 650 Feet North of the Intersection of County Road 25 and Griffin Avenue,** 20 **Referenced by Alternate Keys 2933089 and 3785245 (Wendy Then)**

21 Senior Planner Wendy Then presented the background summary for this agenda item (on file in  
22 the Clerk’s Office). She stated the applicant is present if there are any questions.

23 Mayor Richards asked if anyone had any questions or comments. There were no comments.

24 Commissioner Kussard made a motion to approve the Teague Plaza New Major Site Plan MJSP  
25 08/17-001 with waivers to Chapter 10 as presented. Commissioner Holden seconded the motion.  
26 The motion passed by a vote of 4-0.

#### 27 **L. TOWN ATTORNEY’S REPORT**

##### 28 **4. Ordinance 2018-42 — Second and Final Reading — An Ordinance Annexing Two Lots** 29 **Located within Orange Blossom Gardens Unit 1, referenced by Alternate Key Numbers** 30 **1482429 and 1482569; Owned by Villagers for Veterans, Inc. and Robert and Jeanine Bauman** 31 **(Wendy Then)**

1 Town Attorney Derek Schroth read the ordinance by title only.

2 Senior Planner Wendy Then presented the background summary for this agenda item (on file in  
3 the Clerk’s Office). He stated the applicant is present if there are any questions.

4 Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a  
5 motion.

6 Commissioner Holden made a motion to approve the Second and Final Reading of Ordinance  
7 2018-42. Commissioner Vincent seconded the motion. The motion passed by the following roll  
8 call vote:

Commissioner	Vote
Kussard	YES
Holden	YES
Vincent	YES
Richards	YES

9 **5. Ordinance 2018-43 — Second and Final Reading — An Ordinance Amending the Lady Lake**  
10 **Future Land Use Comprehensive Plan of Two Lots Located in Orange Blossom Gardens Unit 1,**  
11 **referenced by Alternate Key Numbers 1482429 and 1482569; Owned by Villagers for Veterans,**  
12 **Inc. and Robert and Jeanine Bauman (Wendy Then)**

13 Town Attorney Derek Schroth read the ordinance by title only.

14 Senior Planner Wendy Then presented the background summary for this agenda item (on file in  
15 the Clerk’s Office). She stated the applicant is present if there are any questions.

16 Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a  
17 motion.

18 Commissioner Kussard made a motion to approve the Second and Final Reading of Ordinance  
19 2018-43. Commissioner Holden seconded the motion. The motion passed by the following roll  
20 call vote:

Commissioner	Vote
Kussard	YES
Holden	YES
Vincent	YES
Richards	YES

1 **6. Ordinance 2018-44 — Second and Final Reading — An Ordinance Rezoning Two Lots**  
2 **Located in Orange Blossom Gardens Unit 1, referenced by Alternate Key Numbers 1482429**  
3 **and 1482569; Owned by Villagers for Veterans, Inc. and Robert and Jeanine Bauman (Wendy**  
4 **Then)**

5 Town Attorney Derek Schroth read the ordinance by title only.

6 Senior Planner Wendy Then presented the background summary for this agenda item (on file in  
7 the Clerk’s Office). She stated the applicant is present if there are any questions.

8 Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a  
9 motion.

10 Commissioner Vincent made a motion to approve the Second and Final Reading of Ordinance  
11 2018-44. Commissioner Holden seconded the motion. The motion passed by the following roll  
12 call vote:

Commissioner	Vote
Kussard	YES
Holden	YES
Vincent	YES
Richards	YES

13 **7. Ordinance 2018-45 — Second and Final Reading — An Ordinance Regarding the Police**  
14 **Pension Share Plan (Pam Winegardner)**

15 Town Attorney Derek Schroth read the ordinance by title only.

16 Finance Director Pam Winegardner presented the background summary for this agenda item (on  
17 file in the Clerk’s Office).

18 Mayor Richards asked if anyone had any questions or comments, and hearing no other  
19 comments or questions, asked for a motion.

20 Commissioner Holden made a motion to approve the Second and Final Reading of Ordinance  
21 2018-45. Commissioner Kussard seconded the motion. The motion passed by the following roll  
22 call vote:

Commissioner	Vote
Kussard	YES
Holden	YES

Commissioner	Vote
Vincent	YES
Richards	YES

1 **8. Ordinance 2018-46 — Second and Final Reading — An Ordinance Adopting the Disciplinary**  
2 **Arbitration Panel (DAP) (Maureen Gochee)**

3 Town Attorney Derek Schroth read the ordinance by title only.

4 Human Resource Director Maureen Gochee presented the background summary for this agenda  
5 item (on file in the Clerk’s Office).

6 Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a  
7 motion.

8 Commissioner Kussard made a motion to approve the Second and Final Reading of Ordinance  
9 2018-46. Commissioner Vincent seconded the motion. The motion passed by the following roll  
10 call vote:

Commissioner	Vote
Kussard	YES
Holden	YES
Vincent	YES
Richards	YES

11 **9. Ordinance 2018-48 — First Reading — An Ordinance Granting a Special Exception Use to**  
12 **Incorporate the Convenience Store with Fuel Operations Land Use within the Heavy**  
13 **Commercial (HC) Zoning District on Approximately 1.405 Acres Located at the Northwest**  
14 **Corner of the Intersection of Hwy 466 and Rolling Acres Road, Referenced by Alternate Key**  
15 **1770611 (Wendy Then)**

16 Town Attorney Derek Schroth read the ordinance by title only.

17 Senior Planner Wendy Then presented the background summary for this agenda item (on file in  
18 the Clerk’s Office). She stated Tara Tedrow, Attorney, is present representing the applicant.

19 Ms. Tedrow presented information regarding this proposed project. She noted that the applicant  
20 is meeting all the Town’s requirements regarding Commercial Design Standards, landscaping,  
21 and setbacks, although the site plan will come back before the Commission at a later date if the  
22 use is approved.

1 Jeremy Anderson of Common Oak Engineering presented the applicant's plans for the public  
2 road improvements for this development regarding the traffic and access to the site for the  
3 proposed project. It was noted that this use will generate less traffic than any other use for  
4 Heavy Commercial zoning as it does not generate new trips; it is a convenience where people  
5 already passing by will stop in.

6 Mayor Richards asked if anyone had any questions or comments.

7 Commissioner Kussard noted that the Wawa will be the closest gas station to this location at the  
8 corner of CR 466 and US Hwy 27/441. She stated her main concern is about the traffic along the  
9 failing Rolling Acres Road. She asked for more information on the left hand turn lane into the site  
10 from Rolling Acres.

11 Mr. Anderson reviewed the right and left turn lane proposals for this site. He confirmed that a left  
12 turn lane into the site will be built for those going north on Rolling Acres Road from CR 466,  
13 which is warranted by the traffic study. He stated the extended right turn lane will more than  
14 double the current right turn lane. He noted that the right turn lane improvement is not  
15 warranted by the traffic study, although the developer is willing to make this improvement at his  
16 expense.

17 Commissioner Holden stated that this corner is a traffic problem all day long, and he expressed  
18 concern that tanker truck deliveries will exacerbate that.

19 Commissioner Kussard asked when tanker trucks will deliver.

20 Ms. Tedrow replied that fueling and convenience deliveries will be scheduled according to use  
21 and location, and it is not good business to deliver during peak use hours. She stated sites are  
22 typically refueled two to three times a week.

23 Mayor Richards stated due to the traffic congestion on this intersection, he cannot vote for the  
24 special exception use. He stated he understands part of the solution is on Lake County due to  
25 the failing of Rolling Acres Road.

26 After further discussion, Commissioner Vincent made a motion to table the First Reading of  
27 Ordinance 2018-48 to December 17, 2018. Commissioner Kussard seconded the motion. The  
28 motion passed by a 4-0 vote.

## 29 **M. TOWN MANAGER'S REPORT**

### 30 **10. Consideration of an Appointment to the Library Advisory Board (Kris Kollgaard)**

1 Town Manager Kris Kollgaard announced that Barbara Roberts has withdrawn her application.  
2 There are no other applications for consideration to fill the one vacancy on this board at this  
3 time.

4 Ms. Kollgaard asked the Commissioners if they received her email regarding the Wreath  
5 Ceremony on December 17<sup>th</sup>, as she needs to RSVP.

6 **N. MAYOR AND COMMISSIONER’S REPORT**

7 Commissioner Vincent commented on the Florida League of Cities meeting. They were pleased  
8 that Proposition One was defeated, and they thanked the municipalities for their support.

9 **O. PUBLIC COMMENTS<sup>i</sup>**

10 Mayor Richards asked if there were any comments from the audience.

11 John Gauder of 142 Costa Mesa Dr. commented that development at the intersection of CR 466  
12 and Rolling Acres Road is a hot topic and he is glad the Commissioners tabled this temporarily.

13 **P. ADJOURN**

14 There being no further business, the meeting was adjourned at 7:15 p.m.

15 \_\_\_\_\_

16 Kristen Kollgaard, Town Clerk

17 \_\_\_\_\_

18 Jim Richards, Mayor

19 Minutes transcribed by Nancy Slaton, Deputy Town Clerk  
\_\_\_\_\_

<sup>i</sup> This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.