

1 **DRAFT MINUTES OF THE SPECIALCOMMISSION MEETING**  
2 **TOWN OF LADY LAKE, FLORIDA**

3 **September 9, 2020**

4 The special meeting of the Lady Lake Town Commission was held in the Commission  
5 Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Pro Tem  
6 Ruth Kussard presiding. The meeting convened at 6 p.m.

7 **A. CALL TO ORDER**

8 Mayor Pro Tem Ruth Kussard

9 **B. INVOCATION**

10 By Pastor Keith Johnson of the Chapel of Christian Faith

11 **C. PLEDGE OF ALLEGIANCE**

12 **D. ROLL CALL**

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

13 **STAFF PRESENT**

14 Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth  
15 Management Director; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation  
16 Director; John Pearl, I.T. Director; Pam Winegardner, Finance Director; Chief Rob Tempesta,  
17 Deputy Chief Jason Brough, Lieutenant Nelson Vargas; Records Assistant Mary Mullins, Lady  
18 Lake Police Department; Maureen Gochee, Human Resource Director; Wendy Then, Senior  
19 Planner; and Nancy Slaton, Deputy Town Clerk

20 **E. PUBLIC COMMENT**

21 There were no comments.

22 **F. PUBLIC HEARING**

1 **1. Resolution 2020-106 (First and Final Reading) — Adoption of Tentative Millage Rate for**  
2 **Fiscal Year 2020 — 2021 (Pam Winegardner)**

3 Finance Director Pam Winegardner presented the background summary for this agenda item  
4 and read the resolution by title (on file in the Clerk’s Office).

5 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
6 Commissioners.

7 Commissioner Hannan stated he was in sync with this district’s County Commissioner Josh  
8 Blake who has argued for the rolled back rate, which is the rate the county would need to  
9 assess to bring the same general revenue as the previous year. Commissioner Hannan stated  
10 he is not in favor of raising taxes for people who are just holding on this year because of the  
11 impact of the Coronavirus pandemic. He made a motion to go with the rolled back rate of  
12 3.1727. There was no second to this motion.

13 Mayor Pro Tem Kussard asked if there was any public comment on this resolution.

14 Phil Mathias of Lakes of Lady Lake stated he agrees with Commissioner Hannan and feels that  
15 the Town should consider going back to the rolled back rate as it is a very different year.

16 Mayor/Commissioner Richards noted that the Town has already lost revenue funds of \$560,000  
17 due to the Covid 19 virus.

18 **Upon a motion by Mayor/Commissioner Richards and a second by Commissioner Holden,**  
19 **the Commission approved the first and final reading of Resolution 2020-106, adopting the**  
20 **tentative Fiscal Year 2020-2021 millage rate of 3.3962, by the following roll call vote:**

Commissioner	Vote
Hannan	NO
Kussard	YES
Holden	YES
Richards	YES

21 **2. Ordinance 2020-07 (First Reading) — Adoption of Operating Budget for Fiscal Year 2020 —**  
22 **2021 (Pam Winegardner)**

23 Finance Director Pam Winegardner presented the background summary for this agenda item  
24 and read the ordinance by title only (on file in the Clerk’s Office).

25 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
26 Commissioners or the public.

1 Phil Mathias of Lakes of Lady Lake asked how much was included in this budget for new  
2 equipment such as police cars, new buildings, etc.

3 Town Manager Kris Kollgaard replied that the Town has been keeping with the five year  
4 rotation plan for vehicles, but because of dealing with Covid-19, no new police vehicles are  
5 included in this budget. She stated there are some other vehicles included in the budget, but  
6 not five new police vehicles.

7 **Upon a motion by Commissioner Holden and a second by Commissioner Richards, the**  
8 **Commission approved the first reading of Ordinance 2020-07, adoption of the Fiscal Year**  
9 **2020-2021 operating budget, by the following roll call vote:**

Commissioner	Vote
Hannan	NO
Kussard	YES
Holden	YES
Richards	YES

10 **G. CONSENT<sup>ii</sup>**

11 **3. Minutes — August 17, 2020 — Special (Conceptual) Commission Meeting**

12 **4. Minutes — August 17, 2020 — Commission Meeting**

13 **5. Consideration to Approve the Contract with the Hunt Law Firm, P.A. , Designating Joshua**  
14 **E. Bills, Esquire, as the Special Magistrate for Code Enforcement Hearings of the Town of**  
15 **Lady Lake (Thad Carroll) (Background Summary on file in the Clerk’s Office.)**

16 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
17 Commissioners regarding the Consent items. Hearing none, she asked for a motion.

18 **Mayor/Commissioner Richards made a motion to approve Consent Items G-3 through G-5.**  
19 **Commissioner Holden seconded the motion. The motion passed by a vote of 4 to 0.**

20 **H. OLD BUSINESS**

21 **6. Consideration of the 2021 Pay Adjustments (Maureen Gochee)**

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

24 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
25 Commissioners regarding this item.

1 Mayor/Commissioners Richards stated he was in favor of Tier 2 as he believes it is the fairest  
2 option for all employees, and as stated, it is the most competitive with the market around the  
3 Town. He stated the second option to move anyone making less to \$15.00 an hour would not  
4 be fair unless all other employees were moved up by percentage as well.

5 **Mayor/Commissioner Richards made a motion to approve Option 1; the Tier 2 option for**  
6 **general employees. Commissioner Holden seconded the motion. The motion passed by a**  
7 **vote of 4 to 0.**

## 8 **I. NEW BUSINESS**

9 **7. Consideration of the Water Oak Golf Course Club House and Dog Park Site Improvements**  
10 **– Major Modification to Ste Plan MJM 01/20-001 — Proposing Approximately 9,250 Square**  
11 **Feet of a Fenced Dog Park, 700-Square-Foot Covered Pavilion, Paved Golf Cart Area, Paved**  
12 **Driveway, 6-Foot Connecting Sidewalk and Dog Wash With Drinking Water Facility (Alternate**  
13 **Key 3538951)(Thad Carroll)**

14 Growth Management Director Thad Carroll presented the background summary for this agenda  
15 item (on file in the Clerk’s Office).Vote

16 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
17 Commissioners regarding this item, and hearing none, asked for a motion.

18 **Commissioner Holden made a motion to approve the Water Oak Golf Course Club House and**  
19 **Dog Park Site Improvements – Major Modification to Ste Plan MJM 01/20-001 as presented.**  
20 **Commissioner Hannan seconded the motion. The motion passed by a vote of 4 to 0.**

21 **8. Consideration of Approval to Purchase Replacement Audio and Video Systems for**  
22 **Chambers (John Pearl)**

23 I.T. Director John Pearl presented the background summary for this agenda item (on file in the  
24 Clerk’s Office).

25 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
26 Commissioners regarding this item, and hearing none, asked for a motion.

27 **Commissioner Hannan made a motion to approve Option 2, the replacement of the audio**  
28 **and video systems for Chambers. Mayor/Commissioner Richards seconded the motion. The**  
29 **motion passed by a vote of 4 to 0.**

## 30 **J. TOWN ATTORNEY’S REPORT**

31 **9. Ordinance 2020-05 (First Reading) — An Ordinance of the Town of Lady Lake, Lake**  
32 **County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land**

1 **Development Regulations (Ordinance No. 94-08) Chapter 5, Section 5-4, “Zoning District**  
2 **Uses”; Amending the Height Requirements for Specified Zoning Designations; Amending the**  
3 **Application Review Process by the Technical Review Committee for Planned Unit**  
4 **Developments (Thad Carroll)**

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

6 Growth Management Director Thad Carroll presented the background summary for this agenda  
7 item (on file in the Clerk’s Office).

8 Mayor Pro Tem Kussard asked if there were any questions or comments from the  
9 Commissioners or the public.

10 Commissioner Holden commented that Mr. Carroll did a very good job with this ordinance. He  
11 asked for clarification on the two-story setback of 30 feet. He stated the ordinance mentions  
12 that the 30 foot setback is from all property lines rather than the street, and asked if the Town  
13 currently has a 40 foot setback from the street.

14 Mr. Carroll replied that there is not currently a 40 foot setback from the street, and the setback  
15 would depend on the type of right-of-way such as collector road, local road, or major arterial  
16 road. He said if a building was adjacent to the street, it would not be imposing on any adjacent  
17 residential structure. The concern was to keep any buildings from looking down or having a  
18 wall close to any residential property line or adjacent neighborhood.

19 **Upon a motion by Commissioner Holden and a second by Mayor/Commissioner Richards,**  
20 **the Commission approved the first reading of Ordinance 2020-05 by the following roll call**  
21 **vote:**

<b>Commissioner</b>	<b>Vote</b>
<b>Hannan</b>	<b>YES</b>
<b>Kussard</b>	<b>YES</b>
<b>Holden</b>	<b>YES</b>
<b>Richards</b>	<b>YES</b>

22 **K. TOWN MANAGER’S REPORT**

23 Town Manager Kris Kollgaard stated she received an email from a Commissioner requesting a  
24 workshop be scheduled to discuss some action to move forward on developing the Town’s  
25 property on Old Dixie Highway for a possible running or walking trail, etc. She asked if the  
26 Commissioners were in favor of it.

1 Mayor/Commissioner Richards and Mayor Pro Tem Kussard stated they would be willing to  
2 have a workshop.

3 Mayor Pro Tem Kussard pointed out that this property is zoned commercial, and commercial  
4 property is very valuable at this time. She stated she does not feel it would be feasible to put a  
5 park on a valuable piece of property. She stated she believes the Town should wait to develop  
6 it since there are other projects planned such as putting in a new well, a new wastewater  
7 treatment facility, and a new Growth Management building.

8 Commissioner Hannan stated he feels the Town should hold on to this property for future  
9 development for the Town of Lady Lake.

10 Mayor Richards stated he was in favor of a workshop and even if the Town installed a passive  
11 trail on it, the value of the property would still be there, and a mixed area development could  
12 be planned for later. He noted that he would not want to spend a lot of money on it at this  
13 time.

14 Ms. Kollgaard stated she will speak with the Mike Burske, Parks and Recreation Director, and  
15 will schedule a date convenient to the Commissioners.

16 Commissioner Holden asked that anyone with ideas for this property notify the Parks and  
17 Recreation Director before the workshop.

18 Ms. Kollgaard noted that she has spoken with Mr. Burske previously about a walking trail and  
19 he pointed out that the Town would still need to factor in costs for engineering and design.

#### 20 **L. MAYOR AND COMMISSIONER'S REPORT**

21 Mayor Pro Tem Kussard asked if any of the Commissioners had anything to report.

22 Mayor/Commissioner Richards reported on his health issues at this time and apologized for not  
23 being present in person. He thanked staff for their work on the agenda items and the budget.

#### 24 **M. PUBLIC COMMENTS**

25 Mayor Pro Tem Kussard asked if there were any comments from the audience.

26 Phil Mathias of Lakes of Lady Lake asked when the community building remodeling will be  
27 complete.

28 Ms. Kollgaard reported there were some delays due to the Covid 19 virus, but that it should be  
29 complete by the end of this fiscal year.

30 Public Works Director C.T. Eagle confirmed this.

31 Mr. Mathias remarked that he received a copy of a letter that was sent to the Commissioners.

1 He stated he hopes the new town manager will look into it. He asked if the Town has received  
2 any names of persons interested in becoming the town manager.

3 Ms. Kollgaard replied that the RFP for Executive Search Firm Services was advertised, and the  
4 bid opening is scheduled for Monday, September 14<sup>th</sup>. She stated the Commissioners will select  
5 the firm and the selected firm will proceed with their search for a new town manager.

6 **N. ADJOURN**

7 There being no further business, the meeting was adjourned at 6:38 p.m.

8 \_\_\_\_\_  
9 Kristen Kollgaard, Town Clerk

10 \_\_\_\_\_  
11 Ruth Kussard, Mayor Pro Tem

12 Minutes transcribed by Nancy Slaton, Deputy Town Clerk