

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

3 **September 21, 2020**

4 The regular 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 Reverend Terry Wheeler of the Villages Church of Christ

11 **C. PLEDGE OF ALLEGIANCE**

12 **D. ROLL CALL**

Commissioner (Ward)	Present
Hannan (Four)	YES
Kussard (One)	YES
Holden (Two)	YES
Vincent (Three)	YES
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, Lady Lake Police Department; Maureen Gochee, Human Resource
18 Director; Wendy Then, Senior Planner; and Nancy Slaton, Deputy Town Clerk

19 **E. PUBLIC COMMENT**

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

21 David Sirdar of 661 Wintergreen in Fruitland Park spoke about issues, political and otherwise,
22 that were of importance to him.

1 **F. PUBLIC HEARING**

2 **1. Resolution 2020-107 (First and Final Reading) — Adoption of the Final Millage Rate for**
3 **Fiscal Year 2020 — 2021 (Pam Winegardner)**

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

6 Mayor Pro Tem Kussard asked if there were any questions or comments from the
7 Commissioners or public. There were no questions or comments.

8 **Upon a motion by Commissioner Holden and a second by Commissioner Vincent, the**
9 **Commission approved the first and final reading of Resolution 2020-107, adopting the final**
10 **Fiscal Year 2020-2021 millage rate of 3.3962, by the following roll call vote:**

Commissioner	Vote
Hannan	NO
Kussard	YES
Holden	YES
Vincent	YES
Richards	YES

11 **2. Ordinance 2020-07 (Second and Final Reading) — Adoption of Operating Budget for Fiscal**
12 **Year 2020 — 2021 (Pam Winegardner)**

13 Finance Director Pam Winegardner presented the background summary for this agenda item
14 and read the ordinance by title only (on file in the Clerk’s Office). Ms. Winegardner noted that
15 this ordinance was advertised in a local paper, and not in the legal ads in the Classified section;
16 it must be a full-size ad. No changes were made to the ordinance since first reading.

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

19 **Upon a motion by Commissioner Vincent and a second by Mayor/Commissioner Richards,**
20 **the Commission approved the second and final reading of Ordinance 2020-07, adoption of**
21 **the Fiscal Year 2020-2021 operating budget, by the following roll call vote:**

Commissioner	Vote
Hannan	NO
Kussard	YES

Commissioner	Vote
Vincent	YES
Holden	YES
Richards	YES

1 **G. CONSENTⁱⁱ**

2 **3. Minutes — September 9, 2020 — Special Commission Meeting**

3 **4. Minutes — September 9, 2020 — Commission (Special) Meeting**

4 **5. Consideration of the Renewal of the Two-Year Term Lease Agreement between the Town**
5 **of Lady Lake and the Lady Lake Historical Society (Mike Burske) (Background Summary on**
6 **file in the Clerk’s Office.)**

7 **6. Consideration of the Renewal of the Two-Year Term Lease Agreement between the Town**
8 **of Lady Lake and the Lady Lake Dog Park Association (Mike Burske) (Background Summary**
9 **on file in the Clerk’s Office.)**

10 **7. Consideration of the Renewal of the Two-Year Term Lease Agreement between the Town**
11 **of Lady Lake and the Kiwanis Club of Lady Lake (Mike Burske) (Background Summary on file**
12 **in the Clerk’s Office.)**

13 **8. Consideration of the Renewal of the Two-Year Term Lease Agreement Between the Town**
14 **of Lady Lake and Boy Scout Troop 244 (Mike Burske) (Background Summary on file in the**
15 **Clerk’s Office.)**

16 **9. Consideration of the Renewal of the Two-Year Term Lease Agreement between the Town**
17 **of Lady Lake and the Lady Lake Chamber of Commerce (Mike Burske) (Background**
18 **Summary on file in the Clerk’s Office.)**

19 **10. Consideration of the Renewal of the Two-Year Term Lease Agreement between the Town**
20 **of Lady Lake and the Lady Lake Little League (Mike Burske) (Background Summary on file in**
21 **the Clerk’s Office.)**

22 **11. Consideration of the Renewal of the Two-Year Term Lease Agreement between the Town**
23 **of Lady Lake and the Lady Lake Soccer Association (Mike Burske)) (Background Summary**
24 **on file in the Clerk’s Office.)**

25 **12. Consideration of Fiscal Year 2021 World Risk Management and Public Risk Management**
26 **Renewal Proposal (Maureen Gochee)) (Background Summary on file in the Clerk’s Office.)**

1 **13. Consideration of Approval of the Re-Opener Changes to the Agreement between the**
2 **Town of Lady Lake and the Police Benevolent Association for the Period October 1, 2020**
3 **through September 30, 2022 (Maureen Gochee) (Background Summary on file in the Clerk's**
4 **Office.)**

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

7 **Commissioner Hannan made a motion to approve Consent Items G-3 through G-13.**
8 **Commissioner Holden seconded the motion. The motion passed by a vote of 5 to 0.**

9 **H. OLD BUSINESS**

10 No old business.

11 **I. NEW BUSINESS**

12 **14. Consideration for the Water Oak Country Club Estates New Maintenance Building MJM**
13 **04/20-002 Major Modification to Site Plan — Proposing the Construction of a 5,600-Square-**
14 **Foot Maintenance Building with 16 Parking Spaces, New Lift Station/Force Main, and**
15 **Construction of a 20-Foot Wide Cart Path within the Water Oak Country Club Estates;**
16 **Located East of the Pro-Shop and Just North of the 18th Hole of the Water Oak Golf Course,**
17 **between Orange Blvd. and Bishop Drive; Identified by Alternate Key 3793724(Thad Carroll)**

18 Growth Management Director Thad Carroll presented the background summary for this agenda
19 item (on file in the Clerk's Office). He stated that Lara Parker of Water Oak is present if there are
20 any questions as the engineer was unable to attend the meeting this evening.

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

23 **Commissioner Holden made a motion to approve the Water Oak Country Club Estates New**
24 **Maintenance Building MJM 04/20-002 Major Modification to Site Plan as presented.**
25 **Commissioner Vincent seconded the motion. The motion passed by a vote of 5 to 0.**

26 **15. Consideration of Approval of the Interlocal Agreement with Lake County for**
27 **Disbursement of CARES Act Funds (Kris Kollgaard)**

28 Town Manager Kris Kollgaard presented the background summary for this agenda item (on file
29 in the Clerk's Office). Ms. Kollgaard stated that she sent the Commissioners a copy of the
30 estimated spend plan for these funds. She welcomed any suggestions from the Commissioners
31 in regard items to add to the list but reminded them that it must be Covid-related. Lake County

1 can deny reimbursement for funds already spent if they do not consider it to be Covid-related.
2 Any unused funds received will be allocated back to the county.

3 Mayor Pro Tem Kussard asked if there were any questions or comments from the
4 Commissioners regarding this item. She noted that the Town has already spent funds from this
5 year's budget on Covid-related items.

6 Ms. Kollgaard confirmed that the Town has spent approximately \$19,000 of allocated funds for
7 Covid-related items from this year's budget.

8 Mayor/Commissioner Richards asked if the funds will be put back into the reserves if the Town
9 is reimbursed for monies already spent on Covid-related items.

10 Ms. Kollgaard replied that they would.

11 Commissioner Vincent asked if there is CARES act funding available for Lady Lake residents
12 who need assistance with such as rent due to Covid-19.

13 Ms. Kollgaard replied that Lake County is administering funds that are available for both
14 households and businesses in all of Lake County. She stated the county was concerned that if
15 municipalities tried to administer that program, there may be an opportunity for double-pay-
16 out. Ms. Kollgaard stated the Town's website has information regarding available CARES Act
17 funding.

18 **Commissioner Holden made a motion to approve the Interlocal Agreement with Lake**
19 **County for disbursement of the CARES Act funds. Commissioner Hannan seconded the**
20 **motion. The motion passed by a vote of 5 to 0.**

21 **J. TOWN ATTORNEY'S REPORT**

22 **16. Ordinance 2020-05 (Second and Final Reading) — An Ordinance of the Town of Lady**
23 **Lake, Lake County, Florida; Providing for a Text Amendment to the Town of Lady Lake Land**
24 **Development Regulations (Ordinance No. 94-08) Chapter 5, Section 5-4, "Zoning District**
25 **Uses"; Amending the Height Requirements for Specified Zoning Designations; Amending the**
26 **Application Review Process by the Technical Review Committee for Planned Unit**
27 **Developments (Thad Carroll)**

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

29 Growth Management Director Thad Carroll presented the background summary for this agenda
30 item (on file in the Clerk's Office).

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

1 Commissioner Hannan asked if the proposed elevator tower will require a variance.

2 Mr. Carroll replied that it would.

3 Regis LeClerc of Water Oak asked if the local fire department has adequate equipment to reach
4 the height of a four-story building in Lady Lake. He asked if the taxpayers or builder would
5 have to pay for the equipment if it was needed.

6 Mr. Carroll replied that there are currently buildings in the area in excess of 45 feet. He stated
7 that Lake County has input on many of the site plans already approved, and they have
8 adequate fire-fighting equipment. These multi-story buildings have sprinkler systems as well.

9 Mr. LeClerc asked if the four-story building will be age-restricted as he is concerned about
10 wheelchair bound and the elderly would not be able to use an elevator in case of a fire.

11 Mayor Pro Tem Kussard replied that this ordinance is not for a specific development; it is for
12 restricting building heights. She stated many of the apartment development projects being
13 proposed will not be age-restricted.

14 Mayor/Commissioner Richards also commented that this ordinance is more stringent than the
15 ordinance it is amending. He noted that The Villages Station 51 has a snorkel ladder truck that
16 can reach over 40 plus feet.

17 Commissioner Holden stated that he believes The Villages local ladder trucks can extend at
18 least 80 feet, but he reiterated that the sprinkler systems will be the first line in controlling a
19 fire.

20 Commissioner Vincent asked if the fire suppression system will have a halogen system to fight
21 electrical fires.

22 Mr. Carroll stated he would have to check with the fire inspector, and the systems would have
23 to be in compliance with the fire codes.

24 **Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the**
25 **Commission approved the second and final reading of Ordinance 2020-05 by the following**
26 **roll call vote:**

Commissioner	Vote
Hannan	YES
Kussard	YES
Holden	YES
Vincent	YES

Commissioner	Vote
Richards	YES

1 **K. TOWN MANAGER’S REPORT**

2 Town Manager Kris Kollgaard reported that nine proposals were received as a result of the
3 Request for Proposal (RFP) for Executive Search Firm Services, and these have been handed
4 out to the Commissioners. She asked the Commissioners to review the proposals and list their
5 top three firms. She stated a public meeting will have to be scheduled to discuss the
6 Commissioners’ lists and make a decision as to which firm to select.

7 Commissioner Vincent stated he was concerned that there was no turn-key cost noted on the
8 proposals, and he spoke to the Town Attorney about this.

9 Mr. Schroth stated that Commissioner Vincent was concerned there was no cap on the prices
10 for the proposals he had looked at. He suggested that the Commission could state that any
11 amount over a certain amount would have to be authorized.

12 Mayor/Commissioner Richards asked if a proposal should be disqualified if statements were
13 not notarized.

14 Town Attorney Derek Schroth stated that the Commission could choose to waive any
15 irregularities at their discretion and were not required to disqualify firms.

16 Ms. Kollgaard asked the Commissioners to let her know when they finished reviewing the
17 proposals and she would send out several dates to pick a ranking meeting by the selection
18 committee.

19 The Deputy Town Clerk noted that the bid results provided to the Commissioners showed the
20 total not to exceed cost by each proposer as requested by the RFP; only one firm noted that
21 other expenses for travel, etc., could be incurred outside of their cost estimate.

22 Mayor/Commissioner Richards stated it should all work out if the Commissioners just pick their
23 top three or four to pick from and terms and details for the contract can be worked out when
24 one firm is selected after discussion.

25 **L. MAYOR AND COMMISSIONER’S REPORT**

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

27 Commissioner Hannan stated that in his opinion, the Planning and Zoning Board meeting on
28 September 14, 2020 was out of control and he asked if this board is really needed as he did not
29 feel anything was accomplished.

1 Mayor Pro Tem Kussard stated the Planning and Zoning Board is an advisory board. She
2 believed the board may have been overwhelmed with the huge crowd and public participation
3 regarding the agenda items. She noted that there were currently only three members on the
4 board and that their opinion is appreciated.

5 Commissioner Vincent stated that the opinions of the board members were valued, and he
6 feels the board members pave the way regarding items that come before them before it comes
7 to the Commission. He thanked the Planning and Zoning Board members for what they do.

8 Commissioner Holden agreed with Commissioner Vincent, as did Mayor Pro Tem Kussard.

9 **M. PUBLIC COMMENTS**

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

11 Mr. Regis LeClerc of Water Oak stated he is a member of the Planning and Zoning Board and he
12 addressed Commissioner Hannan's statements. He stated the Commission does not go along
13 with the Board's recommendations 99% of the time, and he feels they are a rubber stamp. He
14 noted that there were nearly 200 people at the last meeting giving their opinion as to what is
15 going on in the Town. He stated he feels the Board is necessary and gives the people a voice.

16 Commissioner Vincent thanked Mr. LeClerc for volunteering and serving on this board, as did
17 Mayor Pro Tem Kussard.

18 David Keith of 304 Carrera Drive stated he had been on a planning board up north in the past.
19 He asked why have a board if the Commission does not value their advice.

20 Commissioner Hannan stated that it bothered him that over a dozen people came up to the
21 podium during the Planning and Zoning Board meeting to speak and did not give their address;
22 they stated they were from The Villages and that encompasses three counties. He stated there
23 was no way of knowing whether they even lived in Lady Lake.

24 **N. ADJOURN**

25 There being no further business, the meeting was adjourned at 6:54 p.m.

26 _____
27 Kristen Kollgaard, Town Clerk

28 _____
29 Ruth Kussard, Mayor Pro Tem

30 Minutes transcribed by Nancy Slaton, Deputy Town Clerk