MINUTES OF THE REGULAR COMMISSION MEETING

TOWN OF LADY LAKE, FLORIDA

May 18, 2020

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

CALL TO ORDER

Mayor Jim Richards

INVOCATION

Moment of Silence

## PLEDGE OF ALLEGIANCE

ROLL CALL

| Commissioner (Ward) | Present via Teleconference |
| --- | --- |
| Hannan (Four) | YES |
| Kussard (One) | YES |
| Holden (Two) | YES |
| Vincent (Three) | YES |
| Richards (Five) | YES |

STAFF PRESENT via Teleconference or in Person

Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; John Pearl, I.T. Director; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Pam Winegardner, Finance Director; Maureen Gochee, Human Resource Director; Officer Justin Sanford, Lady Lake Police Department; Carol Osborne, Staff Assistant; and Nancy Slaton, Deputy Town Clerk

PUBLIC COMMENT

Mayor Richards asked if anyone from the public had any comments.

David Sirdar of Fruitland Park introduced himself, made several comments, and stated that he will be running as a candidate for membership on the Lake County Water Authority Board.

Note: Although Commissioner Hannan was present during the start of this meeting, he lost his connection via teleconference about this time during the meeting.

## CONSENT[i](#ii)

1. Minutes — April 20, 2020 — Special (Conceptual) Commission Meeting
2. Minutes — April 20, 2020 — Regular Commission Meeting
3. Consideration of Amending the Utility Design by FDOT Consultant Agreement with FDOT and Metric Engineering to include Post-Design and Construction Phase Services (C.T. Eagle) (The background summary for this agenda item is on file in the Clerk’s Office.)

Mayor Richards asked if there were any questions or comments from the Commissioners.

Commissioner Kussard asked that the minutes of the Special (Conceptual) Commission meeting be pulled for comment.

Commissioner Kussard made a motion to approve Consent Items F-2 and F-3. Commissioner Holden seconded the motion. The motion passed by a vote of 4 to 0.

In regard to the April 20, 2020 Special (Conceptual) Commission meeting, Commissioner Kussard disclosed that she met with the Hammock Oaks developers, Ronald Black, Bob Cantu, and Tom Husler, on April 29th, 2020 in Town Chambers to discuss the Meucci property. She stated she compared the plans presented in 2016 to those presented at the April 20th Special Commission meeting and mentioned the opposition from residents of Spring Arbor and Villa San Paolo to the plans presented in 2016.

Commissioner Kussard informed them that she was opposed to apartments and single-family homes and townhouses that were two-story and would infringe on the privacy of surrounding residents. They asked her if she would consider apartments if they were located at the southern and middle portion of the property. They also stated they had a study from LPG Urban Planners that showed a need for more apartments for working class families of Lady Lake. Commissioner Kussard told them she would like to see that report, as there are apartment complexes such as The Quarters, Rolling Acres Apartments, and the Cove Apartments already in Lady Lake. She informed them that she would make no promises regarding apartments until she saw another bubble plan.

Commissioner Kussard made a motion to approve Consent Item F-1. Commissioner Holden seconded the motion. The motion passed by a vote of 4 to 0.

OLD BUSINESS

No old business.

NEW BUSINESS

1. Presentation of Utilities Impact Fees and Rates Studies Findings by the Consultant, Stantec (C.T. Eagle)

Public Works Director C.T. Eagle presented the background summary for this agenda item. He stated Jeff Dykstra with Stantec, consulting firm, is present via teleconference to make the presentation.

Mayor Richards asked if there were any questions or comments from the Commissioners or the public.

Commissioner Kussard stated she was impressed by the report.

Mayor Richards asked Mr. Dykstra to summarize the conclusions of the study rather than go through the presentation.

Mr. Dykstra stated that the findings of the study showed that it is not financially sustainable to have no increase in rates over the next ten years. A rate adjustment plan has been recommended. He stated the structure of the rates is in line with best practices, although increases have been recommended. A slight decrease of $64 for the water impact fees, an increase of $150 for the sewer impact fees, and a decrease of $140 for reuse impact fees has been recommended. Adjustments for miscellaneous fees for meter reads, turn-ons, etc., have been recommended.

Mayor Richards asked a question regarding how the population or users affected the report.

Mr. Dykstra reported that the additional flows from Fruitland Park was a big driver in the growth factor of the study.

Mayor Richards asked how the ERU assumption was figured.

Mr. Dykstra stated the ERU figures were based on customer data and a system average of 4,000 to 5,000 gallons monthly usage. He stated the rate adjustments are across the board and proportionate to usage.

Commissioner Vincent stated he is opposed to any utility rate increase at this time.

Commissioner Kussard made a motion to accept the utilities impact fees and rates study findings by the Consultant, Stantec. Commissioner Holden seconded the motion. The motion passed by a vote of 3 to 1 (Vincent).

1. Consideration of Approval to Reappoint Mr. Robert Nyce to the Disciplinary Arbitration Panel for a Three-Year Term After the Initial One-Year Term as per Ordinance 2018-46 (Kris Kollgaard)

Town Manager Kris Kollgaard presented the background summary for this agenda item. She stated that she spoke to Mr. Nyce and he wishes to be reappointed for a three-year term. She noted that the panel has not had to meet.

Mayor Richards asked if there were any questions or comments from the Commissioners or the public.

Commissioner Holden made a motion to approve the reappointment of Mr. Robert Nyce to the Disciplinary Arbitration Panel for a three-year term after the initial one-year term as per Ordinance 2018-46). Commissioner Kussard seconded the motion. The motion passed by a vote of 4 to 0.

## TOWN ATTORNEY’S REPORT

Town Attorney Derek Schroth stated he had no report this evening.

TOWN MANAGER’S REPORT

Town Manager Kris Kollgaard reported that all services for residents are being provided by Town staff and staff is rotating so that everyone is not in the building at one time. This will continue until June unless there is a change.

Ms. Kollgaard reported that library curb-side services began today. The library is not fully open yet as procedures must be put in place to assure social distancing and sanitizing of materials. She stated she has had one complaint thus far about the library not being open, but the explanation regarding safety precautions satisfied the complainant.

Ms. Kollgaard stated that she will let the Commissioners decide if they want to have the first Commission meeting on June 1st in the Chambers with social distancing in place, or if they want to continue to use the TEAMS streaming for the meeting. She also reported that the parks and tennis courts are open, although the restrooms are not. The children’s playground is also not currently open to help prevent the spread of Covid-19.

MAYOR AND COMMISSIONER’S REPORT

Mayor Richards asked if any of the Commissioners had anything to report.

Commissioner Kussard commented that she had reserved a book at the library and used the library curbside pick-up service today. She stated it went very smoothly.

Commissioner Holden stated he would like to have staff to schedule a Commission workshop to discuss the development of apartments in Lady Lake sometime in the next two weeks.

Mayor Richards suggested that the workshop be held in June before a Commission meeting, and Commissioner Holden agreed.

Commissioner Kussard asked staff if the developers have contacted the Town to discuss changes to the conceptual plan since the last meeting before the Commission.

Growth Management Director Thad Carroll replied that the developers in question have not contacted staff regarding any proposed changes to their plans to date.

Ms. Kollgaard confirmed with the Town Attorney that a workshop can be held to discuss apartment project proposals in general without the developers present.

PUBLIC COMMENTS

Mayor Richards asked if there were any comments from the audience. There were no comments.

ADJOURN

There being no further business, the meeting was adjourned at 6:39 p.m.

s/ Kristen Kollgaard, Town Clerk

s/ Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk