MINUTES OF THE COMMISSION MEETING

TOWN OF LADY LAKE, FLORIDA

November 16, 2020

The regular 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 Pro Tem Ruth Kussard presiding. The meeting convened at 6 p.m.

CALL TO ORDER

Mayor Pro Tem Ruth Kussard

INVOCATION

By Pastor Ellen Pollock of New Covenant United Methodist Church

## PLEDGE OF ALLEGIANCE

ROLL CALL

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

STAFF PRESENT

Derek Schroth, Town Attorney; Thad Carroll, Interim Town Manager/Growth Management Director; C.T. Eagle, Public Works Director; John Pearl, I.T. Director; Pam Winegardner, Finance Director; Lori Sadler, Library Director; Chief Rob Tempesta and Lieutenant Nelson Vargas, Lady Lake Police Department; Maureen Gochee, Human Resource Director; Wendy Then, Senior Planner; and Nancy Slaton, Interim Town Clerk

PUBLIC COMMENT

Mayor Pro Tem Kussard asked if there were any comments from the audience. There were no comments.

COMMISSION SWEARING-IN CEREMONY:

Tony Holden, Ward Two

Paul Hannan, Ward Four

The Swearing-In Ceremony was conducted and Reverend Paul Harsh held the bible while Commissioner Tony Holden, Ward Two, and Commissioner Paul Hannan, Ward Four, cited the Oath of Office.

CONSIDERATION OF SELECTION OF MAYOR AND MAYOR PRO-TEM FOR 2020-2021

Commissioner Hannan nominated Commissioner Kussard as Mayor and Commissioner Holden as Mayor Pro Tem for the next one-year term. Commissioner Holden seconded the motion, and the motion passed by a vote of 3 to 0.

CONSIDERATION OF SELECTION OF COMMISSION LIAISONS FOR 2020-2021

After discussion, it was the consensus of the Commission to keep the liaison assignments the same for 2020-2021 as the previous year with the exception of the liaison for the Metropolitan Planning Organization now being assigned to Commissioner Hannan, and Mayor Kussard as Town liaison for the Lake County School Concurrency Representatives. The selection of liaison for the Chamber of Commerce was tabled to a later date.

Interim Town Manager Thad Carroll noted that the Economic Development Advisory Committee has been abolished.

CONSENT[ii](#ii)

1. Minutes — November 2, 2020 — Regular Commission Meeting
2. Consideration of Approval for Replacement Audio and Video Systems Project Change Order (John Pearl) (Background Summary on file in the Clerk’s Office.)

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

Commissioner Hannan motioned to approve Consent Items I-1 and I-2. Commissioner Holden seconded the motion. The motion passed by a vote of 3 to 0.

## OLD BUSINESS

No old business.

## NEW BUSINESS

1. Consideration of Approval to Add Video Camera Capability to Replacement Audio and Video System for Commission Chambers (John Pearl)

Information Technology Director John Pearl presented the background summary for this agenda item (on file in the Clerk’s Office).

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

Mayor Kussard asked if this would allow the meetings to be viewed by persons at home.

Mr. Pearl replied that this would allow the capability for that if the Town Manager and the Commission chose to broadcast a particular meeting.

Commissioner Holden motioned to approve the addition of video camera capability to replacement audio and video system for Commission Chambers. Commissioner Hannan seconded the motion. The motion passed by a vote of 3 to 0.

1. Consideration of Appointment of Two New Members to the Planning and Zoning Board and Setting Terms for Those Two Members (Nancy Slaton)

Interim Town Clerk Nancy Slaton presented the background summary for this agenda item (on file in the Clerk’s Office). She asked that the Commissioners make their selections and turn them in to be tallied.

Mayor Kussard asked if any of the applicants were present and wanted to speak.

Debra Pressley introduced herself and mentioned her background in business administration and as an insurance adjuster.

Alice Kelemen introduced herself and stated she was a citizen of Lady Lake and was concerned on what goes on in the Town.

After tallying the votes, the Interim Town Clerk announced that Commissioner Hannan did not vote for any of the applicants; Commissioner Holden voted for Phil Mathias and Debra Pressley, and Mayor Kussard voted for Debra Pressley and Alice Kelemen.

After further discussion, the Commission chose to table the consideration of appointments to the Planning and Zoning Board until more members of the Commission were present.

## TOWN ATTORNEY’S REPORT

1. Resolution 2020-111 (First and Final Reading) — A Resolution with Provisions Pursuant to Chapter 17, Section 17-3). E). 4). of the Town of Lady Lake Land Development Regulations, Granting a Special Permit Use for an Electronic Message Board/Marquee Sign on an Existing Freestanding Sign on Property Owned by Lady Lake Methodist Church, Inc., Addressed as 115 West McClendon Street (Alternate Key 1131529) (Thad Carroll)

Town Attorney Derek Schroth read the resolution by title only.

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

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

Commissioner Hannan asked if the proposed sign will replace the existing sign.

Mr. Carroll replied that it would replace the existing changeable channel letter copy area with the new LED area, although some of the foundation of the current sign will still be there.

Mayor Kussard noted the new sign will be quite an improvement.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the first and final reading Resolution 2020-111 by the following roll call vote:

| Commissioner | Vote |
| --- | --- |
| Hannan | YES |
| Kussard | YES |
| Holden | YES |

1. Resolution 2020-115 (First and Final Reading) — A Resolution Permitting a Property Assessed Clean Energy (“Pace”) Program within the Corporate Limits of the Town; Approving an Agreement with the Florida Resiliency and Energy District; Utilizing Voluntary Non-Ad Valorem Assessments to Finance Qualifying Improvements Only on Commercial Properties; Authorizing the Town Manager or Designee to Execute Said Agreement; and Providing for Implementing Administrative Actions, Scrivener’s Errors, Conflicts, Severability, and an Effective Date (Thad Carroll)

Town Attorney Derek Schroth read the resolution by title only.

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He referred to an email response from Darren Azdell that was passed out to Commissioners.

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

Commissioner Hannan stated he would like to hear from Mr. Jochim.

Mr. Vance Jochim (Lake County Fiscal Rangers-Watchdog Blog) of Tavares expressed his views in opposition of the PACE Program, mainly for the residential aspect. He stated he spoke to Mr. David Jordan, Lake County Tax Collector, regarding this program. Mr. Jochim stated that developers for commercial projects should be sophisticated enough to know what the risks are.

Commissioner Hannan stated that he compares this to the red light camera proposal that was brought up years ago, and is concerned about lawsuits. He stated he is not in favor of it.

Mayor Kussard stated she only noted lawsuits having to do with residential financing, and this proposal is strictly for commercial financing. She stated commercial projects of this magnitude have attorneys evaluating all aspects and any risks are known going in.

Darren Azdell, Architect, introduced Brent Ritchie, a business owner in the process of a PACE loan in Lady Lake, and addressed Mr. Jochim’s comments. He confirmed that all PACE lawsuits were in regard to residential loans; not commercial loans. He stated this program is a tool for commercial development.

Mr. Ritchie stated that the PACE Program will make his project more viable, as well as utilizing a green and sustainable design. He stated he understands the risk and is excited about moving his project forward with this partnership.

Commissioner Hannan asked if the PACE Program can operate without the Town approving a resolution.

Mr. Azdell replied that the State of Florida requires that the Town approve the PACE Program by resolution. He noted that the Town assumes no risk or liability by doing this. He stated that the tax collector’s office is open to doing what is necessary for this program.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission voted to disapprove the first and final reading Resolution 2020-115 by the following roll call vote:

| Commissioner | Vote |
| --- | --- |
| Hannan | YES |
| Kussard | NO |
| Holden | YES |

## TOWN MANAGER’S REPORT

Interim Town Manager Thad Carroll reported that the Parks and Recreation Director is currently planning the Christmas parade, although only 20 plus applications have been received to date. Mr. Burske is trying to recruit more participants for the parade.

Mr. Carroll stated the Town will not hold the Light Up Lady Lake event this year because of Covid as it draws too big of a crowd. Other small scale events will be held and announced on the Town’s web site.

Mr. Carroll stated he is speaking with department heads regarding the employee Christmas party this year; some are for holding it as usual at the Public Works Emergency Operations Center, and some are against gathering in a large group at this time.

Mr. Carroll reported that approximately 15 students of the Villages Elementary School will be decorating the Christmas tree at Town Hall on Wednesday, December 2nd at 9:30 a.m.

MAYOR AND COMMISSIONER’S REPORT

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

There were no reports.

PUBLIC COMMENTS

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

## ADJOURN

There being no further business, the meeting was adjourned at 6:44 p.m.

s/ Nancy Slaton, Interim Town Clerk

s/Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Interim Town Clerk