MINUTES OF THE COMMISSION MEETING

TOWN OF LADY LAKE, FLORIDA

December 21, 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 Ruth Kussard presiding. The meeting convened at 6 p.m.

CALL TO ORDER

Mayor Ruth Kussard

INVOCATION

By Paul L. Spoltore, Executive Director of the First Baptist Church of Lady Lake

## PLEDGE OF ALLEGIANCE

ROLL CALL

| Commissioner (Ward) | Present |
| --- | --- |
| Hannan (Four) | YES |
| Kussard (One) | YES |
| Holden (Two) | YES |
| Vincent (Three) | YES (arrived 6:11 p.m.) |
| Rietz (Five) | YES |

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; Lori Sadler, Library Director; Chief Rob Tempesta, Deputy Chief Jason Brough, Lieutenant Nelson Vargas, Sergeant Ron Michaud, Officer Jeffrey Maves, Officer Travis McIntyre, Officer Robert Chausse, Officer Erica Orr, Administrative Assistant Pat Hughes, Former Sergeant Andy Crogan, Lady Lake Police Department; and Nancy Slaton, Interim Town Clerk

PUBLIC COMMENT

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

Phil Mathias asked for an update on the community building renovations.

Interim Town Manager Thad Carroll replied that there have been construction delays due to Covid, although the renovations should be completed in approximately one month.

COMMISSION SWEARING-IN CEREMONY:

The Swearing-In Ceremony for Commissioner James Rietz, Ward Five, was conducted by the Interim Town Clerk.

## CONSIDERATION OF SELECTION OF COMMISSION LIAISON FOR CHAMBER OF COMMERCE FOR FY 2020-2021

Mayor Kussard asked Commissioner Rietz if he would be interested in being appointed the liaison for the Chamber of Commerce in lieu of former Commissioner Richards.

Commissioner James Rietz replied that he would accept the appointment as liaison to the Chamber of Commerce.

## PRESENTATION

Police Chief Robert Tempesta presented a shadow box containing Sergeant Andy Crogan’s service revolver, badge, etc., to Sergeant Crogan in acknowledgement of his retirement after 24 years of service with the Lady Lake Police Department. Chief Tempesta gave a history of Sergeant Crogan’s service with the Town’s police department and stated he would be missed, although they would be glad to see him come back to assist the I.T. Department. The Commissioners and others present applauded and thanked Sergeant Crogan for his service to the Town.

## CONSENT[ii](#ii)

1. Minutes — December 7, 2020 — Regular Commission Meeting
2. Minutes — December 14, 2020 — Special Commission Meeting

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 Holden motioned to approve Consent Items I-1 and I-2. Commissioner Hannan seconded the motion. The motion passed by a vote of 4 to 0.

## OLD BUSINESS

No old business.

## NEW BUSINESS

1. Consideration for the Water, Sewer and Reuse Utility Agreement for Serenity Cottages of Lady Lake at Lumen Park ― A Proposed Memory Care Facility Complex Consisting of a 6,556-Square-Foot Administrative Building and Six 13,815-Square-Foot Memory Care Buildings Hosting a Total of 144 Beds; with 89 Parking Spaces; to be Constructed on Lot 2 of the Lumen Park Commercial Plat, Addressed as 1165 Highway 466, Referenced by Alternate Key Number 3900680 (Thad Carroll)

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He stated the developer is present if there are questions.

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

Commissioner Hannan motioned to approve the Water, Sewer and Reuse Utility Agreement for Serenity Cottages of Lady Lake at Lumen Park. Commissioner Holden seconded the motion. The motion passed by a vote of 5 to 0.

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

Interim Town Clerk Nancy Slaton presented the background summary for this agenda item (on file in the Clerk’s Office). She requested that the Commissioners fill out the voting form to select two members and the terms for those members.

After tabulating the votes, the Interim Town Clerk announced that Bob Nyce and Debra Pressley were appointed with expiration terms selected as February of 2022 and February of 2021, respectively.

## TOWN ATTORNEY’S REPORT

1. Ordinance 2020-10 (Second and Final Reading) — An Ordinance Amending Chapter 2, Article VI, Division 3, of the Code of Ordinances for the Town of Lady Lake, Deleting and Replacing Ordinance No. 2012-11 in its Entirety, Setting Forth New Procedures for the Use of the Town’s Community Building and Library Meeting Rooms, Establishing Fees, Deposits, Limitations and Exemptions on Rentals (Lori Sadler)

Town Attorney Derek Schroth read the ordinance by title only.

Library Director Lori Sadler presented the background summary for this agenda item (on file in the Clerk’s Office). She noted there have been no changes to the document other than minor editing since the first reading.

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

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the second and final reading of Ordinance 2020-10 by the following roll call vote:

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

1. Ordinance 2020-14 (Second and Final Reading) — An Ordinance Adopting Corrections, Updates and Modifications to the Capital Improvements Schedule of the Town of Lady Lake Comprehensive Plan (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll presented the background summary for this agenda item (on file in the Clerk’s Office). He noted there have been no changes made since the first reading.

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

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the second and final reading of Ordinance 2020-14 by the following roll call vote:

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

1. Resolution 2020-117 (First and Final Reading) — A Resolution Permitting Property Assessed Clean Energy (“Pace”) Program within the Corporate Limits of the Town for Specific Property Referenced by Alternate Key Number 390068; Approving an Agreement with the Florida Resiliency and Energy District; Utilizing Voluntary Non-Ad Valorem Assessments to Finance Qualifying Improvements Only on Commercial Properties ( (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).

Jim Pinciotti of 3036 Joan Ct. of Land O’Lakes, Florida, thanked the Commission for hearing this request this evening. He noted that they have received an independent report from the Department of Energy which confirms that there is no liability to the Town or the citizens of Lady Lake for the commercial PACE Program and that the current resolution is property specific. He also noted that Mr. Vance Jochim, Fiscal Ranger, has spoken with the Lake County Tax Collector and he no longer has any concerns regarding the PACE Program for this commercial property.

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

Mayor Kussard disclosed that she spoke with Mr. Pinciotti prior to the meeting, and she noted that this project is on property between La Zamora and Spring Arbor subdivisions. She stated the developer has already spent a significant amount of money on improvements such as turn lanes, sidewalks, and utility lines under Hwy 466. She stated that she believes the neighborhood will appreciate these improvements.

Mr. Vance Jochim (Fiscal Ranger) of Tavares stated that he has changed his mind since the previous meeting regarding the PACE Program and feels that it is a good idea for commercial projects, not only for this specific project. He stated he met with the people associated with the PACE Program and they have been forthright in their discussions.

Upon a motion by Commissioner Holden and a second by Commissioner Hannan, the Commission approved the first and final reading Resolution 2020-117 by the following roll call vote:

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

## TOWN MANAGER’S REPORT

Interim Town Manager Thad Carroll reported that Waste Management has announced that Friday trash pick-up for Christmas day and New Year’s Day will be rescheduled for the following Tuesdays (December 29th and January 5th).

Mr. Carroll thanked the Commissioners again for allowing staff to take off on Christmas Eve and New Year’s Eve this year. He wished everyone a safe and happy holiday!

MAYOR AND COMMISSIONER’S REPORT

Mayor Kussard asked if any of the Commissioners had anything to report. She read a statement reflecting on the past year, stating she was thankful for staff’s efforts during this very challenging year. She wished everyone a Merry Christmas and Happy New Year.

There were no other 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 6:30 p.m.

s/ Nancy Slaton, Interim Town Clerk

s/ Ruth Kussard, Mayor

Minutes transcribed by Nancy Slaton, Interim Town Clerk