MINUTES OF THE TOWN COMMISSION MEETING
TOWN OF LADY LAKE, FLORIDA

July 06, 2026

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 Freeman presiding. The meeting convened at 6:00 p.m.

1. **CALL TO ORDER**

2. **ROLL CALL**

Commissioner (Ward)	Present
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

STAFF PRESENT

Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management Director; Deputy Chief Jason Brough, Lady Lake Police Department; Lt. Robert Tempesta, Lady Lake Police Department; Officer Michael Godigkeit, Lady Lake Police Department; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; John Pearl, I.T. Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance Director; Rodolpho Gutierrez, Staff Assistant to Town Clerk; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was also in attendance.

3. **INVOCATION**

   Led by Pastor Rick Breault – Morning Star Cowboy Church.

4. **PLEDGE OF ALLEGIANCE**

5. **PRESENTATIONS**

   a. Proclamation – Parks and Recreation Month July 2026

      Mayor Freeman read and presented the proclamation to Mike Burske, Parks & Recreation Director.

6. **CONSENT — (Public Comment Taken)**

   a. **Town Clerk's Office** — Approval of the Town Commission Meeting Minutes — June 15, 2026. (Kathy Rosado)

   b. **Public Works** — Consideration of Agreement with Asphalt Paving Systems for Pavement Management — Road Resurfacing. (C.T. Eagle)

Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the Consent Agenda as presented. Motion carried 5-0.

7. **PUBLIC HEARINGS AND QUASI-JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)**

8. **NEW BUSINESS**

   a. **Growth Management — First and Final Reading — Resolution 202-103 — Variance — A Resolution Granting a Variance to Allow Two Wall Signs on the North Facade of the 63,232 square foot Self-Storage Building on Approximately 2.2 Acres of Property, owned by Lady L Storage 18 (FL) LLC, located 600 feet South of Highway 466 and 1,000 feet west of Clay Avenue, addressed as 516 Highway 466 within the Town Limits of the Town of Lady Lake, Florida. (Thad Carroll)**

Growth Management Director Thad Carroll stated that the applicant, Prime Sign Installation, LLC, filed the variance application on behalf of the owner, Lady L Storage 18 (FL), LLC, on Friday, May 8, 2026. The variance request is pursuant to Chapter 17, Section 17-4. b). 2) of the Land Development Regulations (LDRs), which allows one wall sign per building frontage on a public street. The variance request is to allow an additional wall sign to be installed on the north facade of the existing 63,323 square foot self-storage building.

Staff recommends approval of Resolution 2026-103.

The applicant is requesting approval of a secondary non-illuminated wall-mounted directional panel sign located on the office facade at 516 County Road 466, Lady Lake, Florida. The proposed sign is intended specifically to provide office identification and customer wayfinding for vehicles entering and navigating the property.

The requested variance is necessary due to the unique configuration and orientation of the existing building and site layout. The office entrance is positioned offset from the primary roadway frontage and is not readily visible to approaching traffic along County Road 466. As a result, customers entering the property experience limited visibility of the office location and directional identification from primary lines of sight.

Due to the existing building design, frontage conditions, and limited façade visibility, strict compliance with the sign code limitation of a single-wall sign does not provide adequate directional guidance for customers navigating the site. The primary approved wall sign serves as the main building identification sign, while the proposed secondary non-illuminated panel sign serves a separate wayfinding function intended to direct customers safely and efficiently to the office entrance.

The hardship associated with this request is not self-created by the applicant but instead results from the existing site configuration and building orientation. The proposed sign is non-illuminated, modest in scale, and designed to remain visually compatible with the surrounding development without creating excessive visual impact or negatively affecting neighboring properties.

Public Notifications — Staff mailed notices to the four surrounding property owners within 150' of the subject property on Tuesday, May 19, 2026. Notification signs were posted on the property on Tuesday, May 19, 2026. To date, staff have not received any correspondence regarding this resolution.

Past Actions — At the June 8, 2026, meeting, the Planning and Zoning Board voted 5-0 to forward Resolution 2026-103 to the Town Commission with the recommendation of approval.

Paul Harsh – Senior Pastor of the First Baptist Church of Lady Lake

Dr. Harsh spoke favorably of this request, stating that the First Baptist Church is next to this facility and that people stop regularly to ask for directions to this property.

Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the Commission approved the first and final reading of Resolution 2026-103 by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 5-0.

b. **Information Technology and Public Works — Consideration of Approval to Utilize Returned Funds from the Florida Department of Transportation (FDOT) US 27/441 Road Widening Project to Upgrade Industrial Control System (ICS) Supervisory Control and Data Acquisition (SCADA) Equipment at 14 Lift Stations. (John Pearl)**

I.T. Director John Pearl stated that Utility staff currently operate twenty-three distributed wastewater lift stations across town. The Town uses SCADA at many of these locations primarily to monitor wet-well conditions, control pumps, alarm operators, trend equipment health, and coordinate field response. These capabilities are needed to help staff maintain compliance with various authorities. Currently, the electronics at most of these locations are on average, fifteen years old and no longer supported by the manufacturer.

The Town has recently begun year three of our Fiber Wide Area Network (FiberWAN) construction effort. This year's effort is focused on bringing fiber connectivity to fourteen of these lift stations, replacing the existing radio frequency (RF) equipment to improve the reliability and security of SCADA communications at these locations. Using the returned FDOT funds received in April, staff seeks Commission approval to invest these funds in replacing the SCADA packages at eleven lift station locations, installing new SCADA packages at three locations, and purchasing one SCADA package to be used for testing and scheduled patch management planning.

The new SCADA packages will include expanded H-Frame construction, enlarged enclosures with sun shields to improve heat management, new and more capable Programmable Logic Controllers (PLC), new industrial Uninterruptable Power Supplies (UPS), and new security equipment. If approved, the equipment upgrades at these locations will coincide with the FiberWAN installation, providing a greatly improved SCADA capability at each of these locations. Additionally, staff have requested FY27 budget consideration to upgrade an additional five lift stations in the next fiscal year.

At the May 4, 2026, regular commission meeting, the Commission approved the purchase of a new sewer cleaning combination truck using a portion of the FDOT returned funds. The truck cost was $470,000, leaving a balance of $248,779. During this presentation, staff communicated their intention to request that the remaining returned funds be used in upcoming infrastructure projects.

Commissioner Sage inquired about the returned funds.

Public Works Director C.T. Eagle stated that the town submitted $1.5 million to the state that was held in escrow for the utility line relocations during the Hwy 441 widening project. He stated that the town saved a lot of money during this project, and the balance of the escrow funds was returned. He stated that the sewer cleaning truck was purchased with this money, and the infrastructure for the lift stations will utilize the remaining funds.

Commissioner Roberts stated that there are many remaining lift stations and inquired how many are newer than 15 years old.

Mr. Pearl stated that there are approximately three lift stations with newer equipment. He stated that fiber communications will be connected to all lift stations over time.

Commissioner Sage inquired if duplicate connectivity will be provided to lift stations other than the town's fiber WAN in the event the fiber fails.

Mr. Pearl replied affirmatively. He stated that there is equipment included in the cost of this package that allows the intelligence to reroute depending on whether or not a fiber was cut.

Upon a motion by Commissioner Roberts and seconded by Commissioner Sage, the Commission approved the utilization of returned funds from the Florida Department of Transportation (FDOT) US 27/441 Road Widening Project to upgrade Industrial Control System (ICS) Supervisory Control and Data Acquisition (SCADA) Equipment at 14 Lift Stations, by the following roll call vote:

Commissioner (Ward)	**Vote**
Regan (Four)	**YES**
McLea (Two)	**YES**
Roberts (One)	**YES**
Sage (Five)	**YES**
Freeman (Three)	**YES**

Motion passed by a vote of 5-0.

c. **Parks and Recreation Department — Consideration of Approval to Sign a Land Contract with Jackie Ryan for the purchase of Real Property, I.D. 19-18-24-0004-000-03700, for an estimated $675,000, utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)**

Parks and Recreation Director Mike Burske stated that at the direction of the Lady Lake Commission, he met with Tri-County Baptist Church officials and other property owners to discuss the possibility of purchasing 20 acres located on Rolling Acres Road. He stated that a five-acre parcel that fronts Rolling Acres Road was found to be available for purchase at the same price per acre. Mr. Burske stated that he discussed the terms of the contract with the property owner.

Mr. Burske stated that the land is being purchased with Parks and Recreation Impact Fees, which currently has a balance of $2,290,020.78. The total cost for this land purchase, not including the land survey, Phase I environmental study, closing costs, and attorney's fees, is approximately $675,000 and will be determined by a formal survey. This property will be purchased in conjunction with two other parcels and will be dedicated as parkland.

Commissioner Roberts inquired how Little Dirt Road will be affected when the park's complex is constructed.

Mr. Burske stated that Little Dirt Road will be utilized as an ingress to the site.

Upon a motion by Commissioner McLea and seconded by Commissioner Regan, the Commission approved the Land Contract with Jackie Ryan for the purchase of Real Property, I.D. No. 19-18-24-0004-000-03700 for an estimated $675,000, utilizing Parks and Recreation Impact Fees to use as Future Park Land by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 5-0.

d. Parks & Recreation Department — **Consideration of Approval to Sign the Land Contract agreement with Gingerich Enterprises Unlimited, LLC for Real Property No. 19-18-24-0100-000-00100 to be purchased for the estimated cost of $337,500, utilizing Parks and Recreation Impact Fees to use as Future Park Land. (Mike Burske)**

Parks and Recreation Director Mike Burske stated that at the direction of the Lady Lake Commission, he met with Tri-County Baptist Church officials and other property owners to discuss the possibility of purchasing 20 acres located on Rolling Acres Road. He stated that a five-acre parcel fronting Rolling Acres Road with sewer and water connectivity was found to be available for purchase at the same price per acre. Mr. Burske stated that he discussed the terms of the contract with the property owner.

Mr. Burske stated that the property is being purchased with Parks and Recreation Impact Fees with a balance of $2,290,020.78. The total for this land purchase, not including the land survey, Phase I environmental study, closing costs, and attorney's fees, is approximately $337,500 and will be determined by a formal survey. He stated that the property is being purchased utilizing impact fees, and there will be a variance of $1,954,520 after the property is purchased. He stated that this property will be purchased in conjunction with two other ten-acre parcels and will be dedicated to parks.

Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a motion.

Upon a motion by Commissioner Reagan and seconded by Commissioner McLea, the Commission approved the Land Contract Agreement with Gingerich Enterprises Unlimited, LLC for Real Property No. 19-18-24-0100-000-00100 to be purchased for the estimated cost of $337,500, utilizing Parks and Recreation Impact Fees to use as Future Park Land by the following roll call vote:

Commissioner (Ward)	**Vote**
Regan (Four)	**YES**
McLea (Two)	**YES**
Roberts (One)	**YES**
Sage (Five)	**YES**
Freeman (Three)	**YES**

Motion passed by a vote of 5-0.

e. Parks & Recreation Department — **Consideration of Approval to Sign the Contract with Tri-County Baptist Church to Purchase a Ten-Acre Parcel, Real Property No. 19-18-24-0004-000-04500 for an estimated cost of $675,000, utilizing Parks and Recreation Impact Fees to** use as **Future Park Land. (Mike Burske)**

Parks and Recreation Director Mike Burske stated that at the direction of the Lady Lake Commission, he met with Tri-County Baptist Church officials and other property owners to obtain a total of 25 acres of land to be used for parks and green spaces. In a meeting with the church, it was agreed on a price of $67,500 per acre, as seen in the contract. The total amount for this purchase is estimated at $675,000. The final price will be determined by the survey, closing costs, environmental inspection costs, and attorneys' fees. The Parks and Recreation Impact fees will have a variance of $1,279,520 after the purchase of this property and the five-acre parcel.

Mr. Burske stated that when all the land is purchased, there will be a balance of approximately $550,000 in the Parks and Recreation Impact Fees budget.

Mayor Freeman asked if there were any questions or comments. Hearing none, he asked for a motion.

Upon a motion by Commissioner McLea and seconded by Commissioner Roberts, the Commission approved the Contract with Tri-County Baptist Church to Purchase a Ten-Acre Parcel, Real Property Number: 19-18-24-0004-000-04500 for an estimated $675,000, utilizing Parks and Recreation Impact Fees to use as Future Park Land by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 5-0.

f. **Public Works — Consideration of Agreement with CPH for Wastewater Treatment Expansion Design and Related Services. (C.T. Eagle)**

Public Works Director C.T. Eagle stated that the Town's 2026 Wastewater Master Plan reviewed various utility needs within the Town's service area. One critical component was expansion and upgrades to the Water Reclamation Facility (WRF). Three alternatives were reviewed to expand the existing 1.2 MGD (AADF) facility to a 3.0 MGD (AADF) WRF with advanced wastewater treatment (AWT) capabilities. This proposal is for services related to a 30% design of the next plant expansion as well as other components related to the project. Upon completion of the 30% design, staff will present recommendations on how to proceed with the overall project.

Mayor Freeman verified with Mr. Eagle that the town must purchase land for this project.

Mr. Eagle replied affirmatively, adding that approximately 40 acres are needed for the rapid infiltration basins (RIBS).

Upon a motion by Commissioner McLea and seconded by Commissioner Regan, the Commission approved the Agreement with CPH for Wastewater Treatment Expansion Design and Related Services by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES

Commissioner (Ward)	**Vote**
Freeman (Three)	**YES**

Motion passed by a vote of 5-0.

g. **Town Manager's Office — Consideration of Approval of the Interlocal Agreement for The Villages Public Safety Department Special Assessment Funding. (William Lawrence)**

Town Manager Bill Lawrence stated that this agreement with the Villages Public Safety Department Special Assessment Funding (the "Agreement") is effective October 1, 2026, by and between Villages Center Community Development District (VCCDD), a local unit of special-purpose government organized pursuant to Chapter 190, Florida Statutes (the "District"), Lake County, Florida, a political subdivision of the state of Florida (the "County"), the Town of Lady Lake (the "Town"), and the City of Fruitland Park (the "City").

The District operates the Villages Public Safety Department ("VPSD") to provide fire protection services in a territory covering the Lake and Sumter County portions of the community known as The Villages. VPSD operates outside the boundaries of the District with the consent of the applicable local general-purpose governments.

VPSD service territory includes:

(1) portions of unincorporated Lake County pursuant to consent in the County Interlocal.

(2) portions of incorporated Lady Lake pursuant to consent in the Town Interlocal.

(3) portions of incorporated Fruitland Park pursuant to consent in the City Interlocal.

The Interlocals provide for the County, Town, and City to each contribute a proportionate share of the VPSD service cost.

This Agreement shall be effective upon execution and shall govern the relationship of the parties with respect to the subject matter hereof for VPSD fiscal years 2026-2027 through 2028-2029. Thereafter, the Agreement shall automatically renew and continue for periods of one fiscal year unless a party provides, by December 1st before the beginning of the renewal year, notice of its intention not to renew.

Discussion held regarding the terms of the agreement.

Town Attorney Derek Schroth clarified that the agreement permits the assessment of annexed parcels in real time rather than waiting for the assessment roll to be released.

Upon a motion by Commissioner Roberts and seconded by Commissioner Regan, the Commission approved the Interlocal Agreement for the Villages Public Safety Department Special Assessment Funding by the following roll call vote:

Commissioner (Ward)	Vote
Regan (Four)	YES
McLea (Two)	YES
Roberts (One)	YES
Sage (Five)	YES
Freeman (Three)	YES

Motion passed by a vote of 5-0.

9. MAYOR AND COMMISSIONER'S REPORT

Commissioner Roberts commended the Parks and Recreation staff for the Big Bang Event. Many positive comments were received.

Commissioner Roberts stated that she attended the Walmart grand opening, along with Commissioner Regan and Mayor/Commissioner Freeman.

Commissioner McLea also commended the Parks and Recreation staff for the Big Bang Event.

Commissioner Sage commended the Parks and Recreation staff and the Lady Lake police officers who were at the event.

Mayor Freeman stated that he is attending the Florida League of Mayors Regional Roundtable.

10. TOWN MANAGER'S REPORT

Town Manager Bill Lawrence announced that Public Works Director C.T. Eagle requested $2 million in state appropriations for the new wastewater treatment plant. Mr. Eagle was awarded a $1 million appropriation. Mr. Lawrence stated that Representative Nan Cobb will present the check at an upcoming commission meeting.

The budget workshop is Tuesday, July 21, at 1:00 p.m.

Mr. Lawrence requested that the commissioners contact I.T. Director John Pearl to schedule individual cybersecurity training.

11. TOWN ATTORNEY'S REPORT

Attorney Schroth stated that the City of Fruitland Park has accepted the 150,000 gallons per day wastewater treatment terms.

Commissioner Sage inquired if Fruitland Park is on schedule with the construction of their wastewater treatment plant.

Mr. Lawrence stated that the City is working on developing a master plan. He has not received any information regarding the construction of the wastewater treatment plant.

Attorney Schroth stated that the city manager of Fruitland Park indicated through correspondence that they still want to have a completion date of fall 2030. He stated that the original goal was to complete the planning and feasibility study by April 1, 2026.

Attorney Schroth advised that the oral arguments regarding Grand Oaks, originally scheduled for Wednesday, July 8, have been canceled by the petitioner. He stated that there will be a short hearing on Wednesday, during which the judge will determine whether to postpone this matter for further argument or make a decision based on the submitted documents.

12. PUBLIC COMMENTS

Ruth Kussard, 424 Loma Paseo Dr.

Ms. Kussard expressed complementary views of the Town of Lady Lake.

Debbie Hobbs, 540 Loma Paseo Dr.

Ms. Hobbs expressed her opposition to the idea that town proclamations must have commission approval.

Jason Accurso, 428 Cierra Oaks Circle

Mr. Accurso expressed his view on the bible and quoted bible verses.

David Kinder, 108 Shiloh Ave.

Mr. Kinder expressed his opinion regarding sin and recited bible verses.

Paul Harsh, Senior Pastor, First Baptist Church of Lady Lake

Dr. Harsh shared his opinion regarding Christianity in government.

13. ADJOURN

There being no further business to discuss, the meeting adjourned at 7:10 p.m.

Kathleen Rosado

Kathleen Rosado, Town Clerk

Ed Freeman, Mayor