TOWN COMMISSION MEETING AGENDA
TOWN OF LADY LAKE, FLORIDA
SEPTEMBER 9, 2026

Commission Chambers
409 Fennell Blvd., Lady Lake, FL 32159
6:00 PM

PROCEDURE

If you wish to address the Town Commission on any item on the agenda or comment on something not on the agenda you must fill out a Speaker Card and turn it in to the Town Clerk before the agenda item. Speakers will be limited to three minutes. Persons interested in speaking on an item not on the agenda may be heard under “PUBLIC COMMENTS.” Citizen groups are asked to name a spokesperson. Upon being recognized, please approach the dais, state your name and address, and speak clearly into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and silence your electronic devices.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION** - Led by Reverend Taylor, St. George Episcopal Church

4. **PLEDGE OF ALLEGIANCE**

5. **PRESENTATIONS**

   a. Proclamation — Constitution Week September 17–23, 2026

6. **CONSENT - (PUBLIC COMMENT TAKEN)**

Those matters included under the Consent Agenda are self-explanatory and are not expected to require review or discussion. Items will be enacted by one Motion. If discussion is desired by any member of the Commission, that item must be removed from the Consent Agenda and considered separately.

   a. **Human Resources —** Consideration of Approval of the Fiscal Year 2026-2027 Holiday Schedule. (Tamika DeLee)

b. **Parks and Recreation** - Consideration of Approval for the Lady Lake Historical Society to Serve Alcohol at an After-Hours Event in September or October. (Mike Burske)

c. **Town Clerk's Office —** Approval of the Town Commission Budget Workshop Minutes, July 21, 2026, and August 17, 2026; Commission Special Conceptual Workshop Minutes, August 17, 2026; and Town Commission Meeting Minutes, August 17, 2026. (Kathy Rosado)

7. PUBLIC HEARINGS & QUASI–JUDICIAL HEARINGS (PUBLIC COMMENT TAKEN)

a. **Finance — Resolution 2026-110** — First and Final Reading — Adoption of Tentative Millage Rate for FY2026-2027. (Joella LeDonne)

b. **Finance — Ordinance 2026-11** — First Reading — Adoption of Operating Budget for Fiscal Year 2026-2027. (Joella LeDonne)

c. **Growth Management - Resolution 2026-109** - First and Final Reading — Special Permit Use for Electronic Message Board – Florida Credit Union — Pursuant to Chapter 17, Section 17-3(e)(4) of the Town of Lady Lake Land Development Regulations, an application has been submitted for the installation of an electronic message board as part of a proposed freestanding sign for Florida Credit Union, located within the Hammock Oaks Commercial Park, addressed as 1202 Highway 466, within the Town limits of Lady Lake. (Thad Carroll)

8. NEW BUSINESS – (PUBLIC COMMENT TAKEN)

a. **Finance/Public Works —** Presentation — Stantec Consulting Services, Inc. to present the findings of the Utility Rate Study. (Brandi Carson/C.T. Eagle)

b. **Finance/Public Works —** Consideration of Resolution 2026-111 — First and Final Reading — Amending Resolution 2020-103 Which Provides for Rates, Fees and Service Charges for the Department of Utilities Services, Pursuant to the Authority of Ordiance 91-11; Providing for Repeal of Conflicting Provisions; Providing Severability; and Providing for an Effective Date. (Brandi Carson, C.T. Eagle)

c. **Parks & Recreation —** Discussion, Review, and Direction for a Six-Year Lease for the Bob Johnson Legacy Driving Range Maintained and Run by the American Legion Post 347 and the Orange Blossom Gardens Lions Club. (Mike Burske)

d. **Parks & Recreation** - Consideration of Approval to Renew the Lease Agreement for the Lady Lake Soccer Association and the Town of Lady Lake (Mike Burske)

e. **Parks & Recreation —** Consideration of Approval to Renew the Lease Agreement with the Lady Lake Babe Ruth League. (Mike Burske)

f. **Parks & Recreation —** Consideration of Approval for the Lady Lake Kiwanis to Renew the Lease Agreement for the Caboose at Veterans/Log Cabin Park. (Mike Burske)

g. **Parks & Recreation —** Consideration of Approval to Renew the Lease Agreement with the Lady Lake Dog Park Association for the Dog Park at the Rolling Acres Sports Complex (Mike Burske)

h. **Parks & Recreation** — Consideration of Approval to Renew the Lease Agreement with the Lady Lake Historical Society for the Train Depot. (Mike Burske)

9. MAYOR AND COMMISSIONER'S REPORTS

10. TOWN MANAGER'S REPORT

11. TOWN ATTORNEY'S REPORT

12. PUBLIC COMMENTS

This section is reserved for members of the public to bring up concerns or comments on any matter. The time limit for such comments is (3) minutes and only those members of the public who submitted a request to speak to the Clerk in writing on the Town's approved form will be permitted to speak. Please be courteous and respectful of the views of others. Personal attacks on the Town Commission, Town Staff, or members of the public are not allowed.

13. ADJOURN

NOTICES: Pursuant to Section 286.0105, Florida Statutes, If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he/she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105) One or more members of any other Town Board or Committee may be in attendance at this meeting but will not be conducting business.

In accordance with the Americans with Disabilities Act (ADA), persons with disabilities who need accommodation to participate in this meeting should contact the Town Clerk's Office, 409 Fennell Boulevard, Lady Lake, FL 32159, telephone (352) 751-1501, or email clerk@ladylake.org no later than 4 days before the meeting. If you are using a TDD/TTY, you may contact us through the free Florida Relay Service at 711. This meeting is being held in a handicapped accessible location. If you require assistive listening, the Chamber is equipped to stream live audio using your own device (a personal smartphone connected to your own headset, earbuds, hearing aid or cochlear implant, or a Town loaner headset)."

Please contact the Town Clerk’s Office with any questions at 352-751-1501. This meeting is being conducted in a handicapped accessible location. Any handicapped person requiring special accommodation or an interpreter for the hearing or visually impaired should contact the Clerk's Office at least two days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751- 1565.

Proclamation

WHEREAS, September 17, 2026, marks the two hundred thirty-nineth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; it has guided our growth, shaped our progress, and defined us as a Nation of sacred laws and fundamental values; and

WHEREAS, **i**t is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, on Constitution Day, September 17th and Constitution Week September 17th - 23rd, we celebrate our Constitution and rights of citizenship that together we enjoy as the people of this proud Nation; and

NOW, THEREFORE, I, Ed Freeman, Mayor of the Town of Lady Lake, Florida, do hereby proclaim the week of **September 17 - 23, 2026** as

Constitution Week

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the Town of Lady Lake to be affixed this nineth day of September, in the year of our Lord two thousand twenty-six.

Town of Lady Lake, Florida

____

Ed Freeman, Mayor

Attest:

____

Kathleen Rosado, Town Clerk

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Human Resources — Consideration of Approval of the Fiscal Year 2026-2027 Holiday Schedule. (Tamika DeLee)

AGENDA ITEM ID

2026-254

DEPARTMENT

Human Resources

SUMMARY

20250903

STAFF RECOMMENDATION

Human Resources

FISCAL IMPACT

Human Resources staff recommend approval of the Fiscal Year 2026-2027 Holiday Schedule.

The holiday schedules for Fiscal Year 2026-2027 are attached for review. The schedules reflect holidays based on the eight and ten-hour workdays. Holiday pay has been included in the budget.

FISCAL IMPACT
Not applicable

SOURCE OF FUNDING
Not applicable

FUNDING ACCOUNT
Not applicable

FUNDING SOURCE

Holiday Schedule
Fiscal Year 2026-2027

Eight Hour Day

Veteran’s Day, Wednesday, November 11, 2026

Thanksgiving Day, Thursday, November 26, 2026

Day after Thanksgiving, Friday, November 27, 2026

Christmas Eve, Thursday, December 24, 2026

Christmas, Friday, December 25, 2026

New Year’s Day, Friday, January 1, 2027

Martin Luther King, Jr. Day, Monday, January 18, 2027

President’s Day, Monday, February 15, 2027

Memorial Day, Monday, May 31, 2027

Juneteenth, Saturday, June 19, 2027*

Independence Day, Sunday, July 4, 2027*

Labor Day, Monday, September 6, 2027

Personal Day Employee Choice

Ten Hour Day

Veteran’s Day, Wednesday, November 11, 2026

Thanksgiving Day, Thursday, November 26, 2026

Christmas Eve, Thursday, December 24, 2026

Martin Luther King, Jr. Day, Monday, January 18, 2027

President’s Day, Monday, February 15, 2027

Memorial Day, Monday, May 31, 2027

Independence Day, Sunday, July 4, 2027*

Labor Day, Monday, September 6, 2027

Personal Day Employee Choice

*This holiday falls on a Saturday, the Friday before will be observed.

*This holiday falls on Sunday, the Monday after will be observed.

** Employees are eligible to use a Personal Day after 90 days of employment. Personal Day must be used during the 2026-2027 Fiscal Year. It cannot be carried over.

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks and Recreation - Consideration of Approval for the Lady Lake Historical Society to Serve Alcohol at an After-Hours Event in September or October. (Mike Burske)

AGENDA ITEM ID

2026-266

DEPARTMENT

Parks & Recreation

SUMMARY

he Lady Lake Historical Society is proposing to host an after-hours wine and cheese event at the Lady Lake Historical Museum. The event would feature either World War II-era or Civil War-era historical re-enactors and would provide an opportunity for guests to learn more about the period and the museum's historical collections in an informal setting.

The Historical Society is requesting permission from the Town to serve alcoholic beverages, specifically wine, during the event. The event would be held after normal museum hours.

A date for the event has not yet been established. The Historical Society should provide the proposed event date, anticipated attendance, hours of operation, and details regarding the manner in which alcohol will be served. Any applicable Town requirements, insurance requirements, and State of Florida alcohol regulations should also be reviewed and satisfied before the event is held.

Staff is seeking direction regarding whether the Town is agreeable to allowing the Historical Society to conduct the proposed event and serve alcohol at the museum, subject to the completion of all required approvals and compliance with applicable regulations.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

N/A

FUNDING SOURCE

N/A

DRAFT MINUTES OF THE COMMISSION BUDGET WORKSHOP MEETING TOWN OF LADY LAKE, FLORIDA

July 21, 2026

This workshop 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 Ed Freeman presiding. The meeting convened at 1:00 p.m.

1. CALL TO ORDER

Mayor Ed Freeman

2. ROLL CALL

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

STAFF PRESENT

William Lawrence, Town Manager; Kathy Rosado, Town Clerk; Joella LeDonne, Finance Director; Tamika DeLee, Human Resource Director; Thad Carroll, Growth Management Director; John Pearl, IT Director; Elisha Pappacoda, Communications Director; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Aly Herman, Library Director; Mike Burske, Parks and Recreation Director; Amy Alicia, Events Coordinator; C.T. Eagle, Public Works Director; Butch Goodman, Utilities Supervisor; and Carol Osborne, Deputy Town Clerk

3. PRESENTATIONS

Town Manager Bill Lawrence stated the proposed budget can be amended until it is adopted. He stated that the past year involved personnel changes in the finance department, along with new software challenges. The proposed budgets are bare-bones. He stated that if the voters do not approve the proposed law to eliminate property taxes in November, there will be a budget amendment to add $1.2M back into the budget.

Mr. Lawrence stated that he directed all department managers to evaluate their budgets based on the objective that no personnel would be let go and all employees would receive a raise.

Joella LeDonne, Finance Director, commended all department managers for their efforts with their respective budgets, as every department has made severe cuts. The budget was cut by $1.2M, which is the amount that would be lost if the proposed elimination of property taxes takes effect January 1, 2027.

Ms. LeDonne stated that certain positions were identified that could be split between two enterprise funds, such as the new stormwater fund can absorb some jobs from the streets maintenance department.

Mr. Lawrence stated that this budget is based on the voters' approval to eliminate property taxes.

Commissioner Sage requested clarification between the enterprise fund and the general fund.

Ms. LeDonne explained that the revenue from property taxes supports the general fund. The enterprise funds — sewer, water, and stormwater — are funded by fees paid by the town's businesses and residents.

a. Fiscal Year 2026-2027 Budget — General Fund Overview

Town Commission — Town Manager Bill Lawrence stated the proposed budget also includes a 4% increase for the commissioners, which is the same increase for town staff. He stated that there is a decrease in the travel budget.

Discussion was held regarding eliminating the annual volunteer dinner and buying the volunteers gift cards. The remaining funds will be transferred to the travel line item in the Commissioners' budget.

Commissioner McLea stated that the program for newly elected officials is beneficial. It helped her understand municipal government and provides professional growth.

Commissioner Roberts stated that she is in favor of purchasing gift cards for the volunteers, as it focuses directly on volunteers. The training provided by the Florida League of Cities builds on previous years. She stated that because the Sunshine Law prevents the town commission from discussing issues, it is beneficial to discuss them with other commissioners. A way to prevent mistakes before they occur.

Mayor Freeman stated that conversations with other elected officials are valuable, and he relays what he has learned to the town manager.

It is the consensus of the Commission to purchase gift cards for the volunteers instead of hosting a volunteer dinner. The travel line item in the Commission budget will be increased to $9,800, and the volunteer dinner line item reduced.

Town Manager — Bill Lawrence

Mr. Lawrence stated that he has reduced his budget by 53%. Regarding payroll, he stated that each department's budget shows the overall payroll for that department. He stated that he attends one conference annually.

Commissioner Sage inquired which departments have pool cars. He inquired if it is less expensive to pay mileage.

Mr. Lawrence stated that the department managers who are subject to be on call have a town car that they take home. Other town vehicles stay at town hall and are used to travel to local meetings. He stated that paying mileage could be addressed in the future if more severe cuts are necessary. He stressed that he will do whatever it takes to maintain staff employment.

Town Clerk — Kathleen Rosado

Mr. Lawrence advised that some items were cut even though the Town Clerk has a small budget. He stated that items were added that were out of her control.

Commissioner Roberts noted a significant change in software licensing.

Ms. Rosado stated that it was initially in the IT budget, yet it is software program that is the clerk's department's responsibility, namely Laserfiche, for permanent records and Next Request for public records requests.

Finance — Joella LeDonne

Commissioner McLea inquired what is in the General Operating Fund.

Ms. LeDonne stated that various expenses such as bank fees, w2s, envelopes, uniform shirts, are paid from the General Operating Fund.

Mayor Freeman noted a 7.8% increase and inquired if there were new personnel in the finance department.

Ms. LeDonne replied negatively stating that she requested an increase for the Assistant Finance Director, and Mr. Lawrence requested for a salary increase for her.

Discussion being held regarding vehicle repair and car wash expenses.

Ms. Carson stated that the police department has a contract with Big Dan's. She stated that currently each department utilizes a car wash facility of their choosing. The proposed budget includes a contract with Big Dan's for all town vehicles.

Commissioner Roberts noted the gasoline line item in the finance budget.

Ms. LeDonne stated that the finance department did not have an assigned town car, as other departments do. In the past, the car assigned to town hall was shared between the clerk's office, finance department, and the human resources department. She stated that each of these departments have their own town cars. This eliminates staff driving their own vehicle in the event staff from two departments need to utilize the car assigned to Town Hall.

Mr. Lawrence clarified that these vehicles are currently part of our fleet and were once police cars.

Human Resource/Risk Management — Tamika DeLee

Mr. Lawrence stated that Ms. DeLee made significant cuts with her already small budget. One of which was the software licensing expense was moved to the IT budget.

Commissioner Roberts inquired how many staff members are covered by this department.

Ms. DeLee stated that there are three staff members in the HR department.

Commissioner Sage noted that nearly every item in the HR budget was reduced. He inquired what is covered under Professional Services.

Ms. DeLee stated that this includes hiring processes elements such as fingerprinting, background checks, etc.

Commissioner Roberts verified with Ms. DeLee that this is adjustable depending on the number of new employees.

Growth Management, Building, Code Enforcement — Thad Carroll

Mr. Carroll stated that the GM department has a 37.5% increase that includes an allocation for the comprehensive plan, which has not been updated with community input since 2006. He noted that the building department budget and the code enforcement budget have been reduced.

Mr. Carroll stated that Capital Outlay reflects a carryover from the 2025/2026 budget that will not be included in the 2027 budget.

Building

Commissioner McLea inquired if the town has a standard uniform policy.

Ms. LeDonne stated that there are no standard uniform policies.

Mr. Carroll stated that employees whose jobs are outside have uniform shirts. The employees who mainly work indoors are afforded a few shirts to wear.

Code Enforcement

Commissioner Roberts inquired about what contracts are no longer being paid from Other Contractual Services.

Mr. Carroll stated that this is for mowing and clearing of abated property deemed an imminent threat to public health and safety. A lien was placed on the property for this expense. He stated that in the past two years he has solicited contractors to perform this service without success. He stated that he could not justify allocating funds for this service.

Commissioner Roberts inquired how the service would be managed if required.

Mr. Carroll stated the money would have to be taken from another line item.

Mr. Lawrence stated that there is money in the contingency fund, if needed.

Information Technology (I.T.) John Pearl

Mr. Lawrence stated that the IT budget increased due to items that were removed from other departments' budgets and placed in the IT budget. He stated that Mr. Pearl has control of those particular items.

Commissioner Sage stated that IT-related items should be solely in the IT department, even though each department utilizes IT services. This will show how much is spent on IT services.

Commissioner Roberts inquired how many staff members are included in the IT budget.

Mr. Pearl stated that there are six full-time personnel in the IT department.

Commissioner Roberts inquired if the proposed law to eliminate property taxes does not pass in November, where would your budget priority be.

Mr. Lawrence stated it would be a refund, the reduction in overtime pay, travel, and reassess personnel, restoring the services that were cut. He stated that the town has 124 positions and not all are filled.

Commissioner McLea inquired if employees have a cap on PTO cash out.

Ms. Carson stated an employee can cash out up to 80 hours of PTO, provided they meet the criteria.

Commissioner Sage inquired at what stage is WAN, are additional staff required, and what is the timeframe of completion.

Mr. Pearl stated that this is the third year of a nine-year buildout. He stated that there is no additional staffing as that position was filled in 2025.

Commissioner McLea verified with Mr. Pearl that telephone repairs and maintenance, and software are the items from other departments' budgets that are now solely in the IT department.

Communications Department — Elisha Pappacoda

Commissioner McLea inquired about which promotional activities are being eliminated.

Ms. Pappacoda explained this refers to advertising, and those funds were cut.

Ms. Pappacoda stated that the communications department supports all the departments. It is the department that facilitates public outreach, enhances and protects the town's reputation.

She stated that her budget was cut 30%, and that some items may be outsourced. She stated that digital signage maintenance, live stream maintenance, and mandatory social media archiving are now covered by the communications department. It was previously in the IT department's budget.

Mayor Freeman confirmed with Ms. Pappacoda if the town–wide branding project is included in the new budget.

Ms. Pappacoda replied negatively, adding that it was budgeted for the 2026 budget. She stated that it may need to be carried over as the project may not be completed by September 30, 2026. She stated that there is a small amount of funds budgeted for merchandise to sell for revenue.

Commissioner Sage inquired about the proposed signage.

Mr. Lawrence stated that the signage was removed from the budget.

Ms. Pappacoda stated that the branding package includes designs for various signage. However, there is no money to purchase the signs.

Commissioner McLea inquired if the town's social media presence and online platforms will be negatively impacted by these budget cuts.

Ms. Pappacoda stated that it will not impact on these platforms, yet the budget cuts will make their jobs more difficult.

Commissioner Sage confirmed with Ms. Pappacoda that the rebranding will be presented to the commission in the fall.

Police Department and Villages Detail — Chief Steve Hunt

Mr. Lawrence stated that Chief Hunt made severe cuts to the police budget that included no new personnel, no new technical software, and overtime pay. He stated that the few Dodge Cruisers that remain in the fleet must be removed as they are not efficient.

Commissioner Sage noted that vehicle maintenance costs increased by 113% and inquired if the Dodge Cruisers are included in this cost.

Chief Hunt stated that many issues contributed to this increase. He stated that many vehicles were maintained rather than replaced. The maintenance of the vehicles was outsourced rather than utilizing town staff. He stated this expense should decrease as newer vehicles requiring less maintenance are purchased on a regular basis.

Commissioner Regan inquired how often the bulletproof vests are replaced.

Chief Hunt stated that the bulletproof vests are replaced every five years. The grant used to purchase them is a 50% match.

Commissioner Sage inquired if the drones included in this budget would be used for first responders.

Chief Hunt stated that the drone first responder program would not be implemented in Lady Lake for many years. He stated that it is used in bigger communities. He stated that officers are being trained and certified as drone operators. He added that drones are expensive and must be insured.

Commissioner Roberts inquired what is purchased through Amazon Prime.

Chief Hunt stated many items are purchased including K9 supplies. He stated that many items are less expensive on Amazon than purchasing directly from vendors.

Commissioner McLea inquired how the overtime loss be covered and confirmed with Chief Hunt that officers would not be taken off the street.

Chief Hunt stated that some outreach programs such as Coffee with a Cop may be eliminated. Officers are offered overtime for these programs, as well as training programs.

Library – Aly Herman

Ms. Herman stated that the library renovations are complete and that the expense has been removed.

Mayor Freeman inquired about how BookPage is funded.

Ms. Herman stated that the library receives 100 copies monthly and it costs approximately $790 annually. She stated that the Friends of the Library would pay for this subscription if the commission prefers. She stated it is a popular publication, and many copies are taken soon after it arrives.

Commissioner Roberts inquired how many staff members are at the library

Ms. Herman stated there are 11 full-time staff members.

Discussion was held regarding the value of libraries and how people utilize their resources daily.

Ms. Herman noted that the County has requested that all libraries be designated as cooling and warming facilities during periods of excessive heat and cold.

Mayor Freeman verified that the Lady Lake library is a member of the Lake County Library system and is not funded solely by Lake County.

Commissioner McLea stated many departments have their own Amazon Prime account and inquired if one central account would be efficient.

Ms. Herman stated it is easier to view orders on a department's individual account than scrolling through a lot of orders on a central account.

Parks and Recreation and Community Building — Mike Burske

Mr. Lawrence stated that many events were cut from the Parks and Recreation budget. He encouraged Mr. Burske and Ms. Alecia to begin fundraising to continue hosting events.

Mr. Burske stated that he and Ms. Alecia have begun fundraising. He stated that if the proposed law to eliminate property taxes is passed, the reduction in town events is the most noticeable thing the public will experience.

Commissioner Sage inquired about which events are being eliminated.

Mr. Burske stated that there are no funds budgeted for the Arbor Day celebration, Back to School Bash, Bounce Town Bash, Easter Eggstravaganza, Father-Daughter Dance, Halloween Event, Haunted Trail, Spring Concert Series, etc. He stressed that the challenge for the coming year will be to provide events at the same level as in the past relying solely on donations and fundraising.

Commissioner McLea stated that the town sports fields are used by the soccer and baseball leagues and inquired if they are contributing financially. She inquired if the driving range would continue to be managed by the American Legion and the Lions Club.

Discussion was held regarding the financial support given by the American Legion and the Lions Club.

Mr. Burske stated that he met with the new commander at the American Legion and the president of the Lions Club, and they have stated they will continue to fund projects.

Mr. Lawrence stated these organizations were receptive to continuing to support town events, along with many other charities. He stated the businesses in town could sponsor events as well.

Commissioner McLea added that the developers should donate.

Mr. Lawrence clarified that per the charter, the budget is the responsibility of the town manager and once adopted, it becomes the town commission's budget. He stated that he made the budget cuts with each department, and they were tough decisions. It is a balanced budget with no increase in the mill rate; no one is losing their job, and employees are receiving raises. He stated that he is open to new proposals to maintain the current level of services, retain town staff, and not increase the mill rate.

Mr. Lawrence stated that Lady Lake may be the only municipality in Florida that has developed a plan to offset the decrease in property tax revenue. He praised the department managers for their efforts to find alternative sources of revenue.

Commissioner Roberts stated that the commissioners must communicate to our constituents how the budget cuts will affect them.

Public Works — Administration, Facilities, Motor Pool, Roads and Streets — C.T. Eagle

Mr. Lawrence stated that some expenses were transferred from the general fund to the new stormwater utility fund that the commission approved this year.

Mr. Eagle stated not requesting any capital, and most of the cuts are reflected in overtime pay and travel.

OGS — Facilities Maintenance – no requests.

OGS — Motor Pool – no requests.

Commissioner Sage inquired about the sidewalks project.

Mr. Eagle stated that this project is in the Skyline Hills subdivision and is funded through a Community Development Block Grant.

Mr. Lawrence clarified that this grant is awarded to low-income areas. Most areas in Lady Lake do not qualify for this grant.

Mr. Eagle clarified further that the grant administrator surveys resident's door-to-door to collect this information.

Road and Street Maintenance

Mr. Eagle stated that this department was divided to create the new stormwater utility department. He stated that half of the staff will be funded through the general fund and half through the stormwater utility enterprise fund.

Ms. LeDonne stated that the county representative compiles the town's solid waste and the fire assessment for the tax roll. She recommended billing individually now and getting a resolution approved for the tax assessment next year. Ms. LeDonne estimates revenue of approximately $900K.

Non-Departmental — Town Hall, Town Attorney, Villages Fire Protection District.

Commissioner Roberts commented on the reduction in Capital Outlay, specifically two HVAC units projected. There had been more money in the past.

Ms. LeDonne stated that Facilities' Maintenance Supervisor Ted Williams recommended two replacements for next year. She stated that Mr. Williams recommended two HVAC replacements in the library annex budget and an irrigation system as well.

Library Annex

Mr. Lawrence explained that Ms. LeDonne created a new budget that includes the library and the Growth Management and IT departments because they are located in the library.

b. Fiscal Year 2025-2026 Budget — Special Revenue and Utility Fund

Mayor Freeman inquired how the one-cent surtax is generated.

Ms. LeDonne stated it is received from the State. The surtax revenue is used for certain projects in the general and enterprise funds, such as IT enhancements, payment management plan, HVAC, vehicles, etc., and is reported to the County. All projects that qualify for the surtax are submitted to the County for approval. This revenue is estimated to expire in 2030.

Water Utility

Mayor Freeman stated that this money cannot be used for anything other than utility expenses.

Mr. Lawrence stated that a portion of these funds are transferred to the general fund to pay a portion of the salaries for select department managers.

Ms. Carson explained further that the public works director, finance director, assistant finance director, HR, IT, and the town manager are permitted to have a portion of the salaries paid through the enterprise funds.

Discussion held regarding the funds budgeted for land acquisition.

Mr. Eagle stated this is for a tank and two additional well sites on the north side of Lady Lake for hydraulics.

Special Revenue Fund - No questions

Utilities Fund - No questions

Solid Waste Utility

The town has a contract with Waste Management for solid waste disposal.

Sewer Utility

Mr. Eagle stated that it is land acquisition for the RIB sites and video inspection of gravity sewer system.

Storm Water Utility

Mr. Eagle stated the updated rate and impact fee study is nearly complete.

4. ADJOURN

There being no further business, the meeting was adjourned at 3:56 p.m.

____
Kathleen Rosado, Town Clerk

____
Ed Freeman, Mayor

DRAFT MINUTES OF THE COMMISSION BUDGET WORKSHOP MEETING
TOWN OF LADY LAKE, FLORIDA

August 17, 2026

This workshop 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 Ed Freeman presiding. The meeting convened at 4:30 p.m.

1. CALL TO ORDER

Mayor Ed Freeman

2. ROLL CALL

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

STAFF PRESENT

William Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance Director; Tamika DeLee, Human Resource Director; Elisha Pappacoda, Communications Director; Susyn Stecchi - Communications; Mike Burske, Parks and Recreation Director; Amy Alicia, Events Coordinator; Aly Herman, Library Director; C.T. Eagle, Public Works Director; John Pearl, IT Director; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department and Carol Osborne, Deputy Town Clerk

3. INTRODUCTION

a. Bill Lawrence, Town Manager

Mr. Lawrence stated that after the initial budget workshop in July, errors were discovered in the general fund revenue. This is regarding The Villages' pass-through funds for fire assessments in the amount of $1.9M.

Mr. Lawrence stated that the proposed budget was created with the $1.6M anticipated loss if the proposed property tax amendment passed in November. It was realized the budget would not be affected until FY2027-2028, and those funds were added to the FY2026-2027 budget.

Mr. Lawrence stated that, with these errors corrected, the FY2027 budget is at a deficit of $750,000 in the General Fund Budget.

Mayor Freeman stated that $1,905,000 was not included in the expenditures, yet the revenue and expenses are equal. He noted the revenue for The Villages is included, and the expenditure is not yet; both totals are the same.

Finance Director Joella LeDonne stated that $1,905,000 was omitted from the expenses. She explained that this money was accounted for in the revenue and not in the expenditures. Therefore, this money was added to the expenses, which resulted in a deficit of $750,000.

Mr. Lawrence advised of the following changes to the budget:

- Communications – added $2K for advertising and $20K for the branding contract (approved 2026).
- Library Annex – added $3K for the air conditioning service contract, which was not included in the proposed budget.
- Police Department – added $7,512 for the new contract increase for dispatch services. He explained this figure was not presented at the time of the budget workshop.
- Utilities – added $68K for a new utilities software program.
- Parks and Recreation – added $2K for Halloween events.
- Human Resources – added $553 for related line items due to not being funded adequately at the time of the budget workshop.
- Chamber membership – not included at the time of the budget workshop. He stated that this was omitted last year and the commission approved a membership at the $2,500 level. Mr. Lawrence stated that the Chamber of Commerce is no longer located in Lady Lake and changed their name to North Lake Area Chamber of Commerce. He stated that Ms. Alecia does use their services.

Mr. Lawrence explained that to rectify the errors and balance the budget, $864K was transferred from the general fund reserves and $444K from the enterprise funds. He stressed that the reserve accounts remain sound and that the general fund has the required three months of reserves. The budget is balanced with the same mill rate.

Mayor Freeman inquired if the deficit is related to ad valorem taxes.

Mr. Lawrence clarified that the deficit is due to The Villages fire assessment funds being omitted in the budget's expenditures. He reiterated that the budget was created anticipating the estimated revenue loss if the proposed property tax law was passed. He stated that if the law passes in November, our budget would not be affected until the FY2028 budget.

Commissioner Roberts inquired if the $864K is in addition to what was previously in the budget.

Ms. LeDonne confirmed that it is in addition to the $750K plus the additional expenses reviewed by Mr. Lawrence. She stated that the proposed budget utilized some reserve funds to balance the budget.

Commissioner Roberts inquired if the $444K from the enterprise funds was included in the $864K total.

Ms. LeDonne replied negatively. She clarified that $864K is being transferred into the general fund, and the $444K is being transferred into the utility enterprise fund.

Discussion was held regarding the Chamber membership.

Commissioner McLea stated that she is hesitant to forgo this membership, as it is important to stay connected to the business. She stated that Ms. Alecia needs businesses for fundraising sources.

Ms. Alecia stated that she values her relationship with the Chamber. She stated that it is acceptable to join at the lowest level, which allows her to attend the meetings. She clarified that the upper-level membership awards her a large logo on the Chamber emails and one ticket to the gala.

Commissioner Roberts stated that she appreciates the Chamber and is not opposed to a modest level of membership.

Commissioner Regan and Commissioner Sage agree that a lower-level membership is acceptable.

Mr. Lawrence encouraged the commissioners to contact the department managers if they have any questions regarding their respective budgets.

Commissioner McLea inquired if the funds added to the various budgets were the original cuts.

Mr. Lawrence clarified that it is a combination of the funds that were removed, incorrect numbers, and information that was received after the proposed budget was completed.

Human Resources

Mr. Lawrence stated that Ms. DeLee has amended her budget to include $553.

Communications - Elisha Pappacoda

Ms. Pappacoda stated that $2K was cut from the communications advertising budget. She stated that these funds are needed to promote the new branding. She stated that the current communications budget was approved and included $30K for branding. She stated that she will utilize $10K from the current budget and carry over the remaining $20K to the FY2027 budget because the branding will not be completed in this fiscal year.

Parks & Recreation and Community Building

Mr. Burske stated that he made significant cuts to the FY2027 parks and recreation budget, yet it requires an additional $2K.

Discussion

Commissioner Sage inquired if the town is considering a hiring freeze, noting that many towns in Florida are implementing this.

Mr. Lawrence stated that new positions are not included in the budget. He stated that current positions will be filled if any become available. Based on the town's population, the number of town employees is low.

Commissioner Sage inquired if the town's fire assessment fees could be reviewed for a possible increase in additional revenue.

Mr. Lawrence replied negatively, adding that the fees are set by Lake County Fire Department and The Villages Public Safety. The town has no control over setting the assessment fees.

Commissioner Roberts clarified that these funds are a pass-through within our budget. The Villages Public Safety assessment is lower than the Lake County Fire assessment.

Commissioner Sage stated that the town could save expenses by budgeting for one commissioner to attend a Florida League of Cities conference. He stated that the minutes are accessible through ChatGPT without incurring any expenses to the town. He stated that the commissioner who attends the conferences should provide a report outlining the sessions.

Commissioner Roberts stated that she is amenable to providing a report. One of which is a live ethics program delivered by an attorney where attendees ask questions. This session fulfills the required ethics training rather than completing the course online. She concurred with Commissioner Sage that reporting on what she learns at a conference is beneficial for commissioners.

Commissioner Roberts stated that it is beneficial to attend the sessions in person. More than one session is presented at the same time, and one person cannot attend them all.

Commissioner Roberts advised that she applied to be included in the Florida League of Cities Fast Action Strike Task Force, which is responsible for sending elected municipal officers to Washington at their own expense to lobby with their respective congresspersons on pertinent issues that will impact municipalities and inform them of the implications of their decisions from a local perspective.

This is the same as when she attends sessions in Tallahassee and discusses issues with our legislators, state senators, and state representatives. She stated that the session regarding the proposed property tax law was well attended by multiple commissioners from neighboring municipalities.

Commissioner Regan concurred with Commissioner Sage. He stated that he needs to see value in the town's expenditure, and that he has not seen anything that the Florida League of Cities has done that benefited the town.

Mayor Freeman stated he will provide a report on the sessions he attended.

4. ADJOURN

There being no further business, the meeting was adjourned at 5:08 p.m.

____
Kathleen Rosado, Town Clerk

____
Ed Freeman, Mayor

DRAFT MINUTES OF THE SPECIAL CONCEPTUAL WORKSHOP
TOWN OF LADY LAKE, FLORIDA

August 17, 2026

The special 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 5:30 p.m.

CALL TO ORDER

ROLL CALL

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

STAFF PRESENT

Bill Lawrence, Town Manager; Kathy Rosado, Town Clerk; Thad Carroll, Growth Management Director; Becky Higgins, Senior Planner; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; John Pearl, I.T. Director; C.T. Eagle, Public Works Director; and Carol Osborne, Deputy Town Clerk.

Town Attorney Derek Schroth was in attendance.

Tom J. Campbell, Campbell Construction General Contractor and Shad Finley, Owner/Operator of Culver's Restaurants were in attendance.

NEW BUSINESS

a. Growth Management — Consideration of Commercial Design Waivers for Culver's New Major Site Plan MJSP 07/26-001 – Proposed major site plan for a 4,550 square foot restaurant with drive-thru and 67 parking spaces, located on 2.87 acres at 945 North Highway 27/441 (formerly BB&T Bank) within the Town Limits of Lady Lake, Florida. (Becky Higgins)

Senior Planner Becky Higgins stated that on Wednesday, July 9, 2026, the applicant, Shamus Schroeder, PE, with Newkirk Engineering, Inc., submitted plans and supplemental documents for a new major site plan.

Requested Waivers — Chapter 20, Section 20-3C(3)(A). — New buildings should adopt one of the four architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines Manual: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

Chapter 20, Section 20-3C(9)(F). — No more than three different colors or color shades (one primary/body color, and no more than two accent/trim colors) should typically be used on a single building.

Justification Statement — The applicant states that the proposed building incorporates stone pilasters and a covered front patio element in the Frame Vernacular style. Staff notes that the covered entry porch and front-facing gable are architectural features that reflect characteristics commonly associated with the Frame Vernacular style. However, the building also incorporates numerous contemporary commercial design elements, including a flat parapet roof, extensive stone veneer, large storefront glazing, corporate architectural features, and branded awnings, which are not typically characteristic of the Frame Vernacular architectural style.

Commercial Design Waiver — Chapter 20, Section 20-3C(9)(F). — No more than three (3) different colors or color shades (one primary/body color, and no more than two (2) accent/trim colors) should typically be used on a single building

Justification Statement — The applicant is requesting a waiver to allow more than three exterior colors on the building façade. The submitted elevations depict a variety of exterior colors and materials, including three paint colors, stone veneer, and blue metal elements.

Requested Waivers — Chapter 20, Section 20-3C(3)(A). — New buildings should adopt one of the four architectural styles recommended in the Town of Lady Lake Commercial Design Guidelines Manual: Frame Vernacular, Craftsman/Bungalow, Mediterranean, or Mission.

Chapter 20, Section 20-3C(9)(F). — No more than three different colors or color shades (one primary/body color, and no more than two accent/trim colors) should typically be used on a single building.

Ms. Higgins stated that a sidewalk will be constructed from the existing parking lot to Griffin Avenue. The applicant stated that the trees will remain.

Commissioner Roberts stated this project is a great repurposing of that area. Commissioner McLea and Commissioner Regan concurred.

It is the consensus of the commission to approve the commercial design and landscaping waivers for Culver's New Major Site Plan MJSP 07/26-001.

ADJOURN

There being no further discussion, the meeting adjourned at 5:40 p.m.

____
Kathleen Rosado, Town Clerk

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Ed Freeman, Mayor

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

August 17, 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; Rebecca Higgins, Senior Planner; Police Chief Steve Hunt, Lady Lake Police Department; Deputy Chief Jason Brough, Lady Lake Police Department; Lt. Allen Greene, Lady Lake Police Department; Officer Ryan O'Neal, Lady Lake Police Department; C.T. Eagle, Public Works Director; Mike Burske, Parks and Recreation Director; Amy Alecia, Events Coordinator; John Pearl, I.T. Director; Joella LeDonne, Finance Director; Brandi Carson, Assistant Finance Directo; Tamika DeLee, Human Resources Director; Aly Herman, Library 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 Titus Odom – lady Lake Church of God

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

Check presentation to Town of Lady Lake Public Works by State Representative for District 26, Nan Cobb.

Mayor Freeman acknowledged Public Works Director C.T. Eagle for his initiative in applying for an appropriation from the State of Florida. He thanked Representative Nan Cobb, who worked diligently to secure the appropriation to support the expansion of the town's wastewater utility plant. This investment prepares the community for responsible growth, protects our environment, and improves the quality of life for our residents.

Representative Cobb presented a check for $1M to Public Works Director C.T. Eagle.

Representative Cobb stated that infrastructure projects are necessary and commended Mr. Eagle for being proactive with this appropriations request.

Representative Cobb acknowledged Senator Truenow, who helped with the appropriations award. She stated that the committees meet in November and encouraged staff to apply for more appropriations.

6. CONSENT (Public Comment Taken)

- **a. Communications** — Consideration of Approval to Award Contract for RFP No.2026-004 for Town-Wide Branding & Identity Development, Placemaking, and Strategic Marketing Consulting Services to Inspire Placemaking Collective in the amount of $30,000. (Elisha Pappacoda)
- **b. Growth Management** — Consideration of Approval to Advertise a request for Proposal (RFP) to Evaluate the Town's Existing 2030 Comprehensive Plan and prepare a new 2050 Comprehensive Plan. (Thad Carroll)
- **c. Town Clerk's Office** — Approval of the Town Commission Meeting Minutes, August 3, 2026. (Kathy Rosado)

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

7. DISCUSSION (ADDENDUM ADDED 08-14-2026)

- **a. Water & Sewer Capacity Reservation Agreement — Lake County Development Partners, LLC.**

Kent Guinn, Douglas Law Firm, 110 N Magnolia Ave., Ocala, FL 34471

Mr. Guinn expressed his appreciation to present this proposal, as the agenda was amended to accommodate this discussion.

Mr. Guinn stated that his clients are proposing that a letter of credit in the amount of $764,926 be submitted to secure the payment for water and sewer capacity. He stated that he has been working with the Public Works Director and the Growth Management Director regarding this proposal. He acknowledged that the town requires payment prior to construction.

Mr. Guinn acknowledged that the commissioners were given this proposal this evening and have not had time to review it. However, if the commission is in favor of this proposal, he requested that it be approved contingent upon legal review by the town attorney.

Mr. Guinn stated that Mr. Eagle and the Mr. Carroll are not in favor of this proposal.

Mayor Freeman inquired about which project is impacted and how the Town benefit by approving this proposal.

Mr. Guinn stated this project is the Lake Ella ILF (Independent Living Facility). The town will be receiving $27,000 in interest initially, which is 5% on $544,201, the amount owed for the reserved capacity. The town will receive a secure, irrevocable letter of credit that the town can redeem in the event the project is not completed. He stated that, per the property appraiser, this project will generate approximately $1.3M annually in ad valorem taxes for the Town of Lady Lake.

Mr. Guinn stated that the project is estimated to take approximately 2.5 years to complete. The developers do not want to spend this money initially, as it is needed for immediate capital expenses.

Commissioner McLea stated that she has discussed this proposal with Mr. Guinn and inquired if the timeline for this project has been provided for town staff.

Mr. Guinn reiterated that the project would be complete in approximately 2.5 years. The site plan process is currently underway and will be presented to the commission soon.

Commissioner McLea inquired if it is the town’s policy to accept letters of credit for projects.

Mr. Guinn stated that the town has never approved a letter of credit.

Commissioner McLea inquired if the capacity for this project is reserved and whether another developer who is prepared to pay for their project’s capacity would be denied.

C.T. Eagle, Public Works Director

Mr. Eagle replied affirmatively. He stated that if the commission approves the letter of credit, the water capacity would be reserved without payment.

Commissioner Roberts expressed her concern that other developers may follow suit if the commission approves the letter of credit.

Mr. Eagle stressed that the town has limited capacity at the plant currently. The new plant will not be online for a few years, and the project's buildout related to the letter of credit would align with the completion of the new plant.

Commissioner Roberts asked Mr. Eagle for his recommendation.

Mr. Eagle stated that his recommendation is to deny this proposal.

Mr. Guinn stated that construction can begin now. The developer does not need the capacity until the project is complete.

Nathan Coker, Kaufman Lynn Construction

Mr. Coker clarified that the projected start date for this project is October 2026, which is contingent on verification of capacity. The project could not begin this year if they wait for the new treatment plant because the project will take approximately 27 months to complete, which would be the end of 2028. He stated the entire project, independent living facility and townhomes, will be constructed simultaneously.

Commissioner Sage inquired what prompted this proposal, as it has not been requested in the past.

Mr. Eagle stated that the capacity is not guaranteed until the time of purchase. He stated that the agreement could stipulate that this project be constructed in phases, with the capacity for each phase being purchased before its construction.

Commissioner Sage inquired about the developments that began yet were never completed.

Mr. Eagle stated that those developments never paid for their capacity, even though it was temporarily allotted.

Mr. Guinn stated that they are willing to pay for the capacity needed to begin construction. He stated that this proposal is another option.

Commissioner Roberts stated that while she appreciates the presentation, the town is currently facing financial constraints, and to sell the capacity while delaying receiving the funds means that the residents of Lady Lake are supporting the developer. She expressed her concern that if this proposal is approved, more developers will follow, which would negatively impact a revenue source, which would be problematic. She stated that constructing the project in phases and purchasing the capacity required for each phase is an option.

Mr. Guinn stated that a revised agreement can be prepared and presented at the next commission meeting.

Town Attorney Derek Schroth advised removing the language regarding the letter of credit, and he will review the revised agreement. He stated that the amount of capacity that they are requesting is less than other projects that the commission has previously denied.

Mr. Eagle confirmed that there is capacity at this time.

It is the consensus of the commission to table this agreement to the September 9, 2026, commission meeting, when a revised agreement will be presented.

8. PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS (Public Comment Taken) - None

9. NEW BUSINESS – (Public Comment Taken) - NONE

10. MAYOR AND COMMISSIONER'S REPORT

Commissioner McLea stated that she attended the Back-to-School Breakfast for the teachers in Lake County. She stated that Lake County schools are fortunate to have dedicated teachers.

Commissioner McLea attended Lady Lake's National Night Out with the Lady Lake police department that took place at The Quarters Apartment complex, The Cove Apartment complex, and Skyline Hills. It was an enjoyable evening.

Commissioner Roberts attended the Florida League of Mayors conference that was in conjunction with the Florida League of Cities. She stated that current issues facing various municipalities were presented, and that the potential of the new Amendment 3 (2026 property tax proposal) may affect their municipalities. She stated that she will draft a report to present to the commissioners.

Mayor Freeman stated that he attended the Florida League of Mayors conference. He noted that he serves on several committees.

11. TOWN MANAGER'S REPORT

Town Manager Bill Lawrence thanked Representative Nan Cobb and her staff who assisted C.T. Eagle with his appropriation application.

Mr. Lawrence congratulated Commissioners Freeman, Roberts, and Sage, who are running unopposed for their respective wards in this year's election.

Mr. Lawrence stated that there are no upcoming town events.

12. TOWN ATTORNEY'S REPORT

Town Attorney Derek Schroth stated that he presented Verta Wireless with the commission's request for a site-specific map of the cell towers and the commission's desire to approve the site as opposed to approving a master list of proposed properties. He advised that they would not accept this change in the agreement.

Mayor Freeman stated that the town must have control over the potential sites or they could be constructed anywhere. He stated that it is unclear why some of the towers on the map were close together. He stated that Commissioner Sage requested a revenue report. He stated that it was unprofessional to discuss this proposal over the phone instead of with the representatives present at the meeting.

Commissioner Roberts stated it was her interpretation that the commission had the authority to deny a site versus having a site-specific approval process. She stated that 13 sites were proposed and the commission wanted to ensure they had the authority to accept or deny where a tower was to be constructed.

Commissioner McLea concurred, adding that she, too, requested a financial report outlining the town’s projected revenue from this project. She stated that she was not impressed with their presentation as they should have attended the meeting in person.

Mr. Schroth verified that it is the commission's desire to have veto authority over any particular site. He stated he will discuss this, and if they are agreeable to this amendment and ready to proceed, he will request a financial report showing the anticipated revenue for the town.

Mr. Schroth clarified that they intend to market a master list of properties. If it conforms with the zoning, the construction commences, and the commission has no discretion.

13. PUBLIC COMMENTS

Jason Accurso

Mr. Accurso stated that a proclamation honoring Charlie Kirk was submitted. He stated he would like to discuss issues with one or more of the commissioners.

14. ADJOURN

There being no further business to discuss, the meeting adjourned at 6:48 p.m.

____
Kathleen Rosado, Town Clerk

____
Ed Freeman, Mayor

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Finance — Resolution 2026-110 — First and Final Reading — Adoption of Tentative Millage Rate for FY2026-2027. (Joella LeDonne)

AGENDA ITEM ID

2026-255

DEPARTMENT

Finance

SUMMARY

This Resolution sets the Fiscal Year 2026-2027 tentative property tax millage rate of 3.6510 mills per $1,000 taxable valuation, which is 4.04% greater than the current year's rolled back rate of 3.5064.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will discuss the tentative millage rate and, if changed, re-compute its tentative millage rate and publicly announce the percent, if any, by which the re-computed tentative millage is greater than or less than the rolled back rate and approve the resolution.

As a reminder, the Town Commission can increase the mill rate at this meeting, but at the second public hearing on September 21st, you will not be able to increase it from what was approved at this meeting. This tentative rate, plus any other rate below this rate, requires an affirmative vote of three members of the Town Commission.

This hearing was advertised via the TRIM notice mailed out by the property appraiser.

STAFF RECOMMENDATION

Staff recommends approval of the first reading of Resolution 2026-110, adopting the tentative millage rate of 3.6510 mills for Fiscal Year 2026-2027.

FISCAL IMPACT

$7,249,429

FUNDING SOURCE

Ad Valorem

DRAFT RESOLUTION 2026-110

TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE PROPERTY TAX MILLAGE RATE TO BE LEVIED FOR FISCAL YEAR 2026-2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Lady Lake, Florida, has determined the amount of revenue required to meet the Town's operating objectives for Fiscal Year 2026-2027; and

WHEREAS, a portion of this operating revenue is derived from ad valorem tax receipts; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Lake County has been certified by the Lake County Property Appraiser to the Town of Lady Lake as, $2,042,028,429.

NOW, THEREFORE, BE IT RESOLVED by the Town Commission of the Town of Lady Lake, Lake County, Florida, that the Fiscal Year 2026-2027 operating millage rate for the Town of Lady Lake is 3.6510 mills, which is greater than the rolled-back rate of 3.5064 mills by 4.04%.

This resolution shall take effect immediately upon adoption.

RESOLVED this **9th** day of **September 2026,** in Lady Lake, Florida by the Lady Lake Town Commission.

Town of Lady Lake, Florida

____
Ed Freeman, Mayor

Attest:

____
Kathleen Rosado, Town Clerk

Approved as to Form:

____
Derek Schroth, Town Attorney

BUDGET SUMMARY SCHEDULES

The budget was prepared using a millage rate of 3.6510

Table 1: Summary of Funds to Be Reviewed
Revenues and Expenditures/Expenses

	Revenues	Expenditures/ Expenses
The General Fund	23,581,539	23,360,932
The Special Revenue Fund	2,235,561	2,235,561
The Utilities Fund	9,915,270	9,915,270
Total - All Funds	$35,732,370	$35,511,763

MILLAGE RATE ANALYSIS – FISCAL YEAR

Table 8: Taxable Value

Taxable Value	
Current Year gross Taxable value (L. 4 DR-420)	$2,042,028,429
Prior Year Final Gross Taxable value (L. 7 DR-422)	$1,961,152,510
Total increase in net taxable value this year resulted in an 4.12% increase, which includes new construction of $48,077,949 (L. 5) and increased values of $50,457,568.	$80,875,919

Table 9: Millage Rate/Ad Valorem Tax Comparison

	Millage Rate	Ad Valorem Taxes
Last year's millage rate is 4.04% higher than the current year's rolled back rate.	3.6510	$7,630,978 x 95% = $7,249,429
Current year rolled back rate, which is the amount needed to generate the same revenues as last year based on this year's taxable value less new construction. Requires at least three yes votes.	3.5064	$7,328,749 x 95%= $6,962,312
The majority vote maximum rate, which is a zero increase over the current year's rolled back rate and 8.27% decrease over last year's final rate. Requires at least three yes votes.	3.5064	$7,328,749 x 95% = $6,962,312
Two-thirds vote maximum rate, which is a 4.06% increase over the current year's rolled back rate. Requires at least four yes votes	3.8570	$7,945,830 x 95% = $7,548,539

The required votes are based on the total membership of the Town Commission, rather than the membership present at the meeting.

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Finance — Ordinance 2026-11 — First Reading — Adoption of Operating Budget for Fiscal Year 2026-2027. (Joella LeDonne)

AGENDA ITEM ID

2026-256

DEPARTMENT

Finance

SUMMARY

The ordinance sets the Fiscal Year 2026-2027 budget estimated revenue, expenditures, and expenses for the General Fund, the Special Revenue Fund, and Utilities Fund.

Per State Statute Chapter 200.065, the Town of Lady Lake must hold a public hearing on the tentative millage rate and proposed budget. At this hearing, the Town Commission will amend and approve the first reading of the budget ordinance after adoption of the tentative millage rate.

The hearing was advertised via the TRIM notice mailed out by the Property Appraiser. The second and final reading will be held on September 21, 2026.

STAFF RECOMMENDATION

Staff recommends approval of the first reading of Ordinance 2026-11, as presented regarding adoption of the Fiscal Year 2026-2027 budget.

FISCAL IMPACT

$35,511,763

FUNDING SOURCE

Operating, Capital Budget and other Funds.

DRAFT ORDINANCE 2026-11
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027 FOR THE TOWN OF LADY LAKE; SETTING FORTH ANTICIPATED SOURCES OF REVENUE IN THE ESTIMATED AMOUNT OF $35,511,763; SETTING FORTH EXPENDITURES IN AN EQUIVALENT AMOUNT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Manager of the Town of Lady Lake has prepared the annual report and budget for the Town of Lady Lake for fiscal year 2026-2027 and has submitted same to the Town Commission; and

WHEREAS, the proposed budget sets forth, in detail, information on revenues and expenditures, including debt service, and comparative figures for preceding fiscal years; and

WHEREAS, the Town Commission has made a study of the recommended budget and has made amendments thereto as indicated in the budget; and

WHEREAS, a general summary of the proposed budget has been duly advertised in a newspaper of general circulation in the Town with notice to all citizens that the budget is available for public inspection in the office of the Town Clerk; and

WHEREAS, a public hearing on the proposed budget has been conducted by the Town Commission at 6 p.m. on September 21, 2026, in the Town Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA:

Section 1. The following amounts are appropriated for various funds:

Fund #	**Description**		**Amount**
001	General Fund	$	23,360,932
101	Special Revenue Fund (Infrastructure Sales Tax)		2,235,561
401	Utilities Fund		9,915,270
		$	35,511,763

Section 2. The 2027 fiscal year budget for the Town of Lady Lake, as submitted by the Town Manager and as amended by the Town Commission to fund the amounts necessary for the successful operation of the Town departments, is hereby adopted.

Section 3. The budget adopted in the preceding section shall govern the expenditures of the Town during the ensuing fiscal year effective October 1, 2026 through September 30, 2027.

Section 4. Supplemental appropriations, reductions of appropriations, emergency appropriations, and interdepartmental transfers of appropriations may be effected by the Town Commission and the Town Manager as deemed necessary in strict compliance with the procedures specific in Article 7, Charter of the Town of Lady Lake, Florida.

Section 5. All ordinances, resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 6. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provision, or application, and to this end, the provisions of this ordinance are declared severable.

Section 7. This ordinance shall become effective immediately upon final passage by the Town Commission.

PASSED AND ADOPTED this **21st** day of **September, 2026**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida, upon the second and final reading.

Town of Lady Lake, Florida

____

Ed Freeman

Attest:

____

Kathleen Rosado, Town Clerk

Approved as to form:

____

Derek Schroth, Town Attorney

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Growth Management - Resolution 2026-109 - First and Final Reading — Special Permit Use for Electronic Message Board – Florida Credit Union — Pursuant to Chapter 17, Section 17-3(e)(4) of the Town of Lady Lake Land Development Regulations, an application has been submitted for the installation of an electronic message board as part of a proposed freestanding sign for Florida Credit Union, located within the Hammock Oaks Commercial Park, addressed as 1202 Highway 466, within the Town limits of Lady Lake. (Thad Carroll)

AGENDA ITEM ID

2026-250

DEPARTMENT

Growth Management

SUMMARY

SUMMARY

On Tuesday, August 18, 2026, Shaw Lee with Dowling Signs of North Central Florida, LLC, filed a Special Permit Use application for the installation of an electronic message board in accordance with the provisions of LDR Chapter 17, Section 17-3(e)(4), on behalf of the property owner, Florida Credit Union. The subject property is located at 1202 Highway 466, within the Hammock Oaks Commercial Park and the town limits of the Town of Lady Lake, Florida.

Zoning

Subject Property: Planned Unit Development (PUD)
 North: Highway 466 ROW/Planned Commercial (CP)/Mixed Residential Medium Density (MX-8)
 West: Planned Unit Development (PUD)
 East: Planned Unit Development (PUD)
 South: Planned Unit Development (PUD)

The nearest residential property is located approximately 150 feet from the proposed sign.

SPECIAL USE PERMIT REQUIREMENTS

Applications for Special Permit Use (SPU) must be made to the Town in accordance with the procedures established for Electronic Message Boards pursuant to Chapter 17, Section 17-3(e)(4). Electronic message boards must comply with the following guidelines:

- Shall only be placed on approved freestanding signs.

- Maximum copy area shall not exceed fourteen (14) square feet per side.
- Flashing, scintillating, beacon, or running lights, as well as movement which gives the visual impression of such flashing, scintillation, or movement, shall not be allowed.
- Shall only display text. The text shall be amber-colored or similar lettering with black background.
- All electronic message boards/marquee signs are required to incorporate dimming features and capabilities. These features will be reviewed concurrently with the permitting process.

All other applicable sign regulations shall be met. Approval of the Special Permit Use does not constitute approval of the sign permit. Any required permits shall be obtained prior to installation.

Notices to inform the ten surrounding property owners within 150 feet of the subject property of the proposed Special Permit Use were notified by mail on Thursday, August 27, 2026. Notification signs were also posted on the subject property on Thursday, August 27, 2026.

PAST ACTIONS

None. The Planning and Zoning Board does not review Special Permit Use applications.

STAFF RECOMMENDATION

Growth Management Staff recommends approval of Resolution 2026-109.

FISCAL IMPACT

None.

FUNDING SOURCE

None.

DRAFT RESOLUTION 2026-109

TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, WITH PROVISIONS PURSUANT TO CHAPTER 17, SECTION 17-3(e)(4) GRANTING A SPECIAL PERMIT USE FOR AN ELECTRONIC MESSAGE BOARD ON A PROPOSED FREESTANDING SIGN ON PROPERTY OWNED BY FLORIDA CREDIT UNION, ADDRESSED AS 1202 HIGHWAY 466, WITHIN THE TOWN LIMITS OF LADY LAKE, FLORIDA.

WHEREAS, Florida Credit Union is the owner of certain real property located in the Town of Lady Lake, Florida, more particularly described in Exhibit "A"; and

WHEREAS, the applicant has petitioned for a Special Permit Use under the provisions of Chapter 17, Section 17-3(e)(4) of the Town of Lady Lake Land Development Regulations, which requires the submittal and approval of a Special Permit Use application for the installation of electronic message boards/marquee signs. Upon Town Commission approval, the Special Permit use will allow for the installation of an electronic message board/marquee sign on a proposed freestanding sign on property owned by Florida Credit Union, located at 1202 Highway 466, within the Town limits of Lady Lake, Florida; and

WHEREAS, the Town Commission of the Town of Lady Lake held a public hearing to consider the Special Permit Use request, and having heard evidence and testimony on said request, found it to be consistent with the Lady Lake Comprehensive Plan and requirements for the Special Permit Use set forth in the Land Development Regulations of the Town of Lady Lake.

NOW, THEREFORE, BE IT RESOLVED that the Town Commission of the Town of Lady Lake, Florida, hereby grants a Special Permit Use under the provisions of Chapter 17, Section 17-3(e)(4), of the Town of Lady Lake Land Development Regulations, which requires the submittal and approval of a Special Permit Use application for the installation of electronic message boards/marquee signs. The Special Permit Use will allow for the installation of an electronic message board on a proposed freestanding sign on property owned by Florida Credit Union, located at 1202 Highway 466, within the Town limits of Lady Lake, Florida.

This Resolution shall take effect immediately upon its adoption by the Town Commission of the Town of Lady Lake.

RESOLVED this **9th** day of **September 2026**, in Lady Lake, Florida, by the Lady Lake Town Commission.

Town of Lady Lake, Florida

____
Ed Freeman, Mayor

Attest:

____
Kathleen Rosado, Town Clerk

Approved as to form:

____
Derek Schroth, Town Attorney

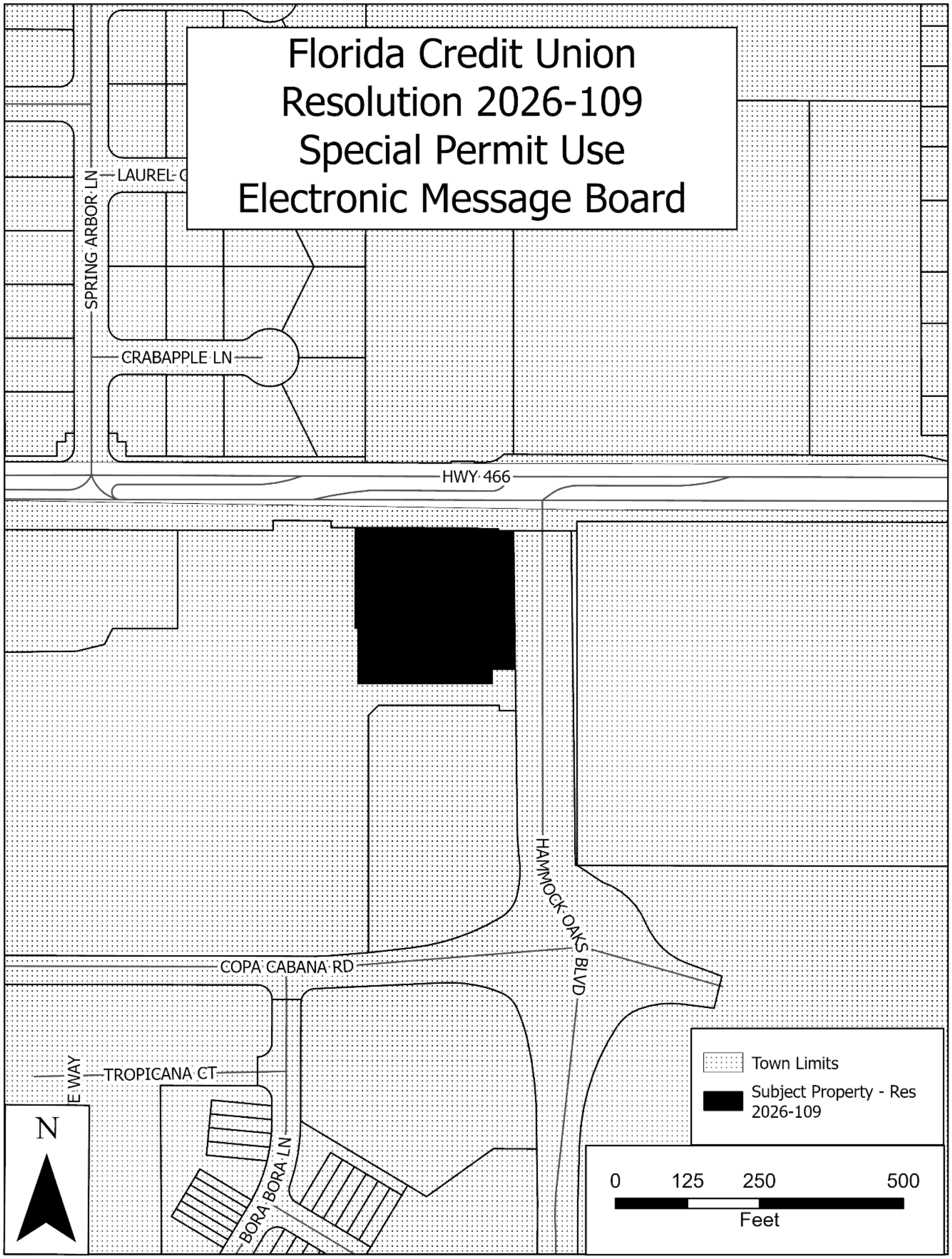
ACKNOWLEDGED:

The undersigned landowner, by the execution hereof, agrees to comply with the conditions of the special permit use as established herein.

____
Mark Starr, Authorized Signer

EXHIBIT A — LEGAL DESCRIPTION AND MAP

HAMMOCK OAKS COMMERCIAL PARK PHASE 1 PB 88 PG 3 LOT 2 ORB 6601 PG 365



TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Finance/Public Works — Presentation — Stantec Consulting Services, Inc. to present the findings of the Utility Rate Study. (Brandi Carson/C.T. Eagle)

AGENDA ITEM ID

2026-269

DEPARTMENT

Public Works

SUMMARY

The Town Commission previously approved a Utilities Rate Study to be performed by the consultant, Stantec. The consultant will now present the findings of the study for consideration. If the findings are accepted by Town Commission, Town staff will present a resolution for consideration, effective 10/01/2026.

STAFF RECOMMENDATION

Accept the findings of the Utilities Impact Fees prepared by Stantec.

FISCAL IMPACT

N/A

FUNDING SOURCE

Utilities Enterprise Funds

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Finance/Public Works — Consideration of Resolution 2026-111 — First and Final Reading — Amending Resolution 2020-103 Which Provides for Rates, Fees and Service Charges for the Department of Utilities Services, Pursuant to the Authority of Ordinance 91-11; and Providing for an Effective Date. (Brandi Carson, C.T. Eagle)

AGENDA ITEM ID

2026-267

DEPARTMENT

Finance

SUMMARY

The Town Commission recently accepted the findings of the Water, Sewer, and Reuse Rates Study performed by the consultant, Stantec. This resolution amends the current rates and fees to those recommended in the study, effective 10/01/2026.

STAFF RECOMMENDATION

Approval of Resolution 2026-111 which amends the rates, fees, and service charges for the Utilities Department.

FISCAL IMPACT

N/A

FUNDING SOURCE

N/A

DRAFT RESOLUTION 2026-111
TOWN OF LADY LAKE, FLORIDA

A RESOLUTION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, AMENDING RESOLUTION 2000-118 WHICH PROVIDES FOR RATES, FEES AND SERVICE CHARGES FOR THE DEPARTMENT OF UTILITIES SERVICES, PURSUANT TO THE AUTHORITY OF ORDINANCE 91-11; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lady Lake, Lake County, Florida operates a utility which endeavors to be funded without contribution from the ad valorem tax fund of the Town of Lady Lake and will be required to support itself from rates, fees and service charges paid by the customers of the Utility System; and

WHEREAS, Ordinance 91-09, adopted on April 1, 1991, and incorporated in the Land Development Code on August 15, 1994, authorizes the imposition by the Utility Services Department of certain rates, fees and service charges to support the operation of the Utility System in a fair and equitable manner; and

WHEREAS, Ordinance 91-11, adopted on August 19, 1991, provides for the Town Commission to adopt by resolution a schedule of utility rates. The rate schedule may be amended by the Commission by resolution; and

WHEREAS, Resolution 2000-118, adopted on December 4, 2000, established water, sewer and solid waste rates, fees and charges; and

WHEREAS. Ordinance 2003-05, adopted on April 7, 2003, amends the Land Development Code, Chapter 14 — Water and Sewer Standard Specifications, to provide for the changes deliberated by the Town Commission on February 14, 2003; and

WHEREAS, Resolution 2003-104, adopted on April 7, 2003, provides for an increase and automatic rate adjustment to the sewer rate volume charge due to the Village Center Community Development District, adjusting its charge to the Town for treatment; and

WHEREAS, Ordinance 2008-147, adopted August 25,2005, and incorporated in the Code of Ordinances for the Town of Lady Lake, Florida, created a reclaimed water district and authorizes the Town to adopt a schedule of reclaimed water rates.

NOW, THEREFORE, BE IT RESOLVED by the Town Commission of the Town of Lady Lake, Florida, that:

Section 1. Findings. The Town Commission has determined that the Town of Lady Lake owns and operates critical utility infrastructure and provides reliable drinking water and sanitary sewer service to its residents. The Town therefore requested a Water and Sewer Rate Study to determine the short and long-term sustainability of the Utility, thereby serving the public interest of the residents of the Town of Lady Lake.

Section 2. Adopt the WATER, RECLAIMED WATER, AND SEWER RATES for FY 2027 as shown in Appendix “D” attached hereto.

Section 3. Starting on October 1, 2027, establish a water, sewer and reclaim water rates indexing plan equal to an increase of 25.0%. Starting on October 1, 2028, establish a water, sewer and reclaim water rates indexing plan equal to an increase of 25.0%. Starting on October 1, 2029, establish a water, sewer and reclaim water rates indexing plan equal to an increase of 5.0% or the United States Consumer Price Index: Urban Consumer - Water and Sewerage Maintenance Series, whichever is greater, adjusted and effective annually on October 1st of each fiscal year and applied to all rate components.

Section 4. Adopt the DEPOSITS, OTHER FEES AND CHARGES related to utility services as shown in Appendix "D" attached hereto.

Section 5. All previous resolutions, which conflict with the provisions of this resolution, are hereby repealed to the extent of such conflict.

Section 6. If any section, sentence, clause or phrase of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portion of the resolution.

Section 7. This resolution shall become effective October 1, 2026 upon its passage by the Town Commission of the Town of Lady Lake.

PASSED AND RESOLVED this **9th** day of **September 2026**, in the regular session of the Town Commission of the Town of Lady Lake, Lake County, Florida.

Town of Lady Lake, Florida

____
Ed Freeman, Mayor

Attest:

____
Kathleen Rosado, Town Clerk

Approved as to form:

____
Derek Schroth, Town Attorney

The Town of Lady Lake- Appendix D

WATER AND SEWER RATES, DEPOSITS, FEES, AND SERVICE CHARGES

	(10/1/2026)	OUTSIDE TOWN LIMITS
1) Water		
A) Billing Charge (per account)	$ 5.54*	$ 6.91
B) Base Facilities charge (per ERU)	$ 16.21*	$ 20.25
C) Base Facilities for reservation	$ 11.59*	$ 14.49
D) Volume Charge:		
0 to 3,000 gallons per month per ERU except irrigation (per 1,000 gallons)	$ 4.25*	$ 5.30
3,001 to 7,000 gallons per month per ERU except irrigation (per 1,000 gallons)	$ 5.30*	$ 6.62
Over 7,000 gallons per month per ERU except irrigation (per 1,000 gallons)	$ 6.30*	$ 7.88
Irrigation rate (per 1,000 gallons)	$ 6.30*	$ 7.88

*The water rates will automatically be adjusted 25% each October 1st for the next 2 Fiscal Years (FY28 and FY29) then by the change in CPI-U from January to January each year or 5%, whichever is greater, on October 1st.

A 25% surcharge shall be charged to consumers outside the municipal boundaries.

---

2) Sewer		
A) Billing Charge (per account)	$ 5.54*	$ 6.91
B) Base Facilities (per ERU)	$ 23.45*	$ 29.33
C) Base Facilities Reservation (per ERU)	$ 11.71*	$ 14.63
D) Volume Charge: Per 1,000 gallons	$ 6.16*	$ 7.70

*The water rates will automatically be adjusted 25% each October 1st for the next 2 Fiscal Years (FY28 and FY29) then by the change in CPI-U from January to January each year or 5%, whichever is greater, on October 1st.

A 25% surcharge shall be charged to consumers outside the municipal boundaries that are connected to the Town's wastewater treatment plant.

3) Reuse (Reclaim) Water

A) Base Facilities (per ERU)	$ 19.63*	$ 24.53
B) Volume Charge:		
Per 1,000 gallons	$ 4.28*	$ 5.35

*The water rates will automatically be adjusted 25% each October 1st for the next 2 Fiscal Years (FY28 and FY29) then by the change in CPI-U from January to January each year or 5%, whichever is greater, on October 1st.

Reuse (Reclaim) Water meter sets, fees and service charges will match the most current rates set forth for the Potable Water System.

A 25% surcharge shall be charged to consumers outside the municipal boundaries.

4) Deposits required

A) Residential (per ERU for each water, reuse or sewer service (owner-water $75 sewer $75)

Owner	$ 75.00
Renter /Contractor	$ 100.00
Processing (Turn on) Fee for each	$ 25.00

B) Commercial (per ERU for each water, reuse or sewer service)

Owner	$ 100.00
Renter/Contractor	$ 150.00
Processing (Turn on) Fee for each	$ 25.00

C) Hydrant Meter (Temporary/Construction)	$1165.00
Meter Installation	$ 65.00
Processing (Turn on) Fee for each	$ 25.00

5) Impact Fees[1]

A) Water -water treatment, storage and transmission (Per ERU)	$1,435.00
B) Sewer-wastewater treatment, sludge disposal, effluent disposal, and wastewater transmission (per ERU)	$3,322.00
D) Reuse- (Reclaim water) (Per ERU)	$ 152.00

6) Other Charges

A) Returned check charge as per Florida Statute 832.08, State attorney bad check diversion program, fees for collections.

B) Sewer Tap — Cost plus overhead

C) Meter Installation

5/8-inch meter	$ 370.00
1 inch meter	At Cost
1 ½ inch meter	At Cost
2-inch meter	At Cost
3-inch meter	At Cost
Fire Hydrant Meter	$ 65.00

WATER, REUSE AND SEWER RATES, FEES, AND SERVICE CHARGES
(Continued)

D) Meter Replacement	
5/8 inch	At Cost
1 inch	At Cost
1 ½ inch	At Cost
2 inches	At Cost
E) Water service tap or connection (excludes meter)	
5/8-inch meter	$ 630.00
1 inch meter	At Cost
1 ½ inch meter	At Cost
Larger than 1 ½ inch	At Cost
F) Water, Reuse service reconnection	
During working hours	$ 40.00
After working hours	$ 55.00
Holiday hours	$ 110.00
G) Sewer service tap in fee	
Residential	Cost plus overhead ($500.00 minimum)
Commercial/other	Cost plus overhead
H) Other related services/materials	Cost plus overhead
Paved road cuts	
Road jack and boring	
Grass Restoration	
I) Delinquency Charge Utilities	$10.00
J) Meter reread/leak detection (after 1 visit in a 6-month period)	$50.00
K) Meter test (after 1 visit in a 12-month period)	$70.00
L) Water Inspection Fee	$50.00
M) Reuse Inspection Fee	$50.00
N) Sewer Inspection Fee	$50.00
O) Lien Filling Fee (includes $10 recording fee)	$70.00
P) Lien Satisfaction Fee (includes $10 recording fee)	$50.00
Q) Meter Tampering Fee	$50.00

[1] Impact Fees are not included in Resolution 2026-111. No change is demonstrated in Appendix D.

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation — Discussion, Review, and Direction for a Six-Year Lease for the Bob Johnson Legacy Driving Range Maintained and Run by the American Legion Post 347 and the Orange Blossom Gardens Lions Club. (Mike Burske)

AGENDA ITEM ID

2026-260

DEPARTMENT

Parks & Recreation

SUMMARY

The American Legion Post 347 and the Orange Blossom Gardens Lions Club have met with the Town to discuss what the next lease cycle would look for with the driving range. The organizations are looking to invest heavily in their golf lessons and in rewiring the range. In the discussions, the town asked for enhanced donations to our events, as funds have been drastically cut for the upcoming season. The organizations use revenue from the range to fund many community projects and initiatives. The proposed terms of this lease are for six years, including the remaining year left on the current lease. We currently receive $250 per organization for a total of $500 per year. The current terms of the lease will expire on the last day of September 2027. If desired, we will start the new six-year lease on October 1st of 2026.

STAFF RECOMMENDATION

Approval for the lease

FISCAL IMPACT

$500 per year plus donations to the Town and our leagues

FUNDING SOURCE

Driving Range

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation - Consideration of Approval to Renew the Lease Agreement for the Lady Lake Soccer Association and the Town of Lady Lake (Mike Burske)

AGENDA ITEM ID

2026-261

DEPARTMENT

Parks & Recreation

SUMMARY

The Lady Lake Soccer Association is requesting to renew its lease agreement with the town for one year. We receive $500 per season while they program youth soccer for the town. The dates on the document are the only changes made. The current lease will expire on September 30th 2026, and the new 1-year lease will start on October 1st, 2026. The total current revenue from the league will be $1,000 for the year. The Soccer Association invests around $40,000 per season to program soccer. This results in significant savings for the Town in both personnel costs and supplies.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

$1,000 revenue per year

FUNDING SOURCE

Soccer fees from the parents

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation — Consideration of Approval to Renew the Lease Agreement with the Lady Lake Babe Ruth League. (Mike Burske)

AGENDA ITEM ID

2026-262

DEPARTMENT

Parks & Recreation

SUMMARY

The Lady Lake Babe Ruth League has requested to renew the lease agreement with the town. The field rental is $500 per season, and the parents run the league for the town. The dates on the document are the only changes, and the terms of the lease are for one year. The current lease will expire on September 30, 2026, and the proposed lease will begin on October 1st 2026. This is a parent-driven league that provides a significant benefit to the Town. The parents volunteer their time, raise funds, and purchase the necessary supplies and equipment to operate the league. Similar to the soccer league, it costs approximately $30,000–$40,000 per season to operate a baseball program. The parents' volunteer efforts and fundraising significantly reduce the financial burden on the Town and save the Town a substantial amount of money.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

$1,000 Annually

FUNDING SOURCE

Babe Ruth funding field rental

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation — Consideration of Approval for the Lady Lake Kiwanis to Renew the Lease Agreement for the Caboose at Veterans/Log Cabin Park. (Mike Burske)

AGENDA ITEM ID

2026-263

DEPARTMENT

Parks & Recreation

SUMMARY

The Lady Lake Kiwanis is seeking to renew the lease for the caboose at the Log Cabin for one year. The caboose, train cars and the depot were installed by and funded by the Kiwanis many years ago, and they have always used the caboose as a storage unit for their event supplies. The terms of this lease are for $20 per year. This will be paid at the time of the signing of the lease.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

up to $1,500.00 for power

FUNDING SOURCE

Parks and Recreation Utility budget

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation — Consideration of Approval to Renew the Lease Agreement with the Lady Lake Dog Park Association for the Dog Park at the Rolling Acres Sports Complex (Mike Burske)

AGENDA ITEM ID

2026-264

DEPARTMENT

Parks & Recreation

SUMMARY

The Lady Lake Dog Park Association is once again requesting to renew the lease agreement with the town. The terms of the lease are for one year. The park has no power and uses very little water. We mow the park for the association. Expenses are extremely minimal, and they pay for supplies for repairs. The town will be charging $20 for the one-year term of this lease. Once again, this is a volunteer organization which eliminates the need for the Town to staff the park.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

$20.00 revenue

FUNDING SOURCE

Lady Lake Dog Park Association

TOWN COMMISSION MEETING AGENDA ITEM
TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Parks & Recreation — Consideration of Approval to Renew the Lease Agreement with the Lady Lake Historical Society for the Train Depot. (Mike Burske)

AGENDA ITEM ID

2026-265

DEPARTMENT

Parks & Recreation

SUMMARY

The Lady Lake Historical Society is requesting to renew the lease for the train depot at Veterans Park. The town pays for power and water for the building, and they fall under our liability insurance. It is the responsibility of the museum to insure the building's contents if they desire. The Historical Society runs a museum for the town at minimal expense to the town. The current lease will expire on September 30, 2026, and will renew on October 1st, 2026. The Town currently charges $20 for the previous two-year lease and will charge $20 for the new one-year lease. As you know, we assist the museum in our annual budget and their volunteers assist the Town in saving money by not having to hire staff.

STAFF RECOMMENDATION

Approval

FISCAL IMPACT

$1,800 for power

FUNDING SOURCE

Parks and Recreation Budget