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

Kathleen Rosado, Town Clerk

Ed Freeman, Mayor