

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
APRIL 10, 2006 5:30 P.M.**

Mayor John Holbrook called the meeting to order on Monday, April 10, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Andrew Katsanis gave the invocation. Christina Pinillos and Priscilla Restegno of Lake Placid Christian School led in the Pledge of Allegiance.

**ROLL CALL:**

Mayor John Holbrook  
Council Member Debra Worley  
Council Member Charles Wilson  
Council Member Bill Brantley  
Council Member Jim Waller

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Police Chief Phil Williams  
Town Utility Director Gary Freeman  
Town Public Works Director Jim Fulton  
Town Planner Jim Polatty and Susan Buchanns

**PRESENTATION:**

Mayor John Holbrook stated the Lake Placid Elks Club as Town Employee had elected Gary Freeman for 2005. He stated Mr. Freeman was recently honored at the Elks Club but that the plaque to be presented to Mr. Freeman had been damaged so he was presenting the plaque at this time. The audience gave Mr. Freeman a round of applause.

**2006 ELECTION** – Accept and Certify 2006 Election – Town Clerk Arlene Tuck read a report concerning the election and the canvassing board. She stated the canvassing board had met at Joe Campbell, Supervisor of Election's Office in Sebring, Florida and after counting the absentee votes and reviewing the machine tapes of the voting machines determined that for the position of Mayor Thomas A. Katsanis had received 104 votes and John Holbrook had received 97 votes. The canvassing board declared Thomas A. Katsanis had received the most votes for the position of Mayor of the Town of Lake Placid.

Town Clerk Arlene Tuck also stated on the referendum whether to amend the Town Charter to permit borrowing for more than five (5) years without holding a referendum the yes votes totaled 113 and the no votes totaled 83. She stated the canvassing board had determined more yes votes than no.

Town Clerk Arlene Tuck then requested the Town Council to accept the report and declared Thomas A. Katsanis as Mayor of the Town of Lake Placid and declare the Referendum passed by a majority of the voters. Council Member Waller made a motion

the report be accepted and that Thomas A. Katsanis be declared Mayor of the Town of Lake Placid and that the referendum was approved by the voters; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

**SWEARING IN CEREMONY** – Town Clerk Arlene Tuck asked that Thomas A. Katsanis approach the podium. At this time the Town Clerk swore Mr. Katsanis in as the new Mayor for the Town of Lake Placid. Mr. Katsanis told his seat at this time.

Town Clerk Arlene Tuck asked that Council Member Charles Wilson and Council Member Bill Brantley stand and repeat the Oath of office. Council Member Wilson and Council Member Brantley told their seats at this time.

**HONORING CEREMONY FOR MAYOR HOLBROOK** – Mayor Katsanis read a very appropriate Resolution honoring former Mayor John Holbrook. The Resolution stated Mayor Holbrook accomplishments during his term and his dedication to the Town. Council Member Waller made a motion the Resolution be adopted as presented; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

Mayor Katsanis also presented Mayor Holbrook with a beautiful plaque.

Mayor Katsanis gave a very nice speech listing what he expected of the employees and what he expected of himself. He stated he would have office hours at the Town Office every day from 1:00 P.M. until 3:00 P.M. and that he would hold staff meetings every Friday at 3:00 P.M.

**APPROVAL OF AGENDA:**

Council Member Waller made a motion the agenda be approved; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

**CONSENT AGENDA:**

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of minutes
- C. Proclamation – Water

Council Member Worley made a motion the consent agenda be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**PRESENTATION:**

Bud Furr, President of the Highlands County Bar Association, was present and asked the Council to approve a Proclamation declaring Friday, April 28, 2006 as Law Day. Council Member Worley made a motion the Proclamation be approved; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

**PUBLIC HEARINGS:**

- A. Ordinance 06-499 – Annexation – Lake Partners, LLC (2<sup>nd</sup> hearing) Council Member Waller made a motion Ordinance No. 06-499 be approved on first

- hearing by reading of title only and adopted; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
- B. Site Plan – King Pin – Ice Machine – Sue Buchann, Planner with Highlands County Planning Department stated they had found several deficiencies with King Pin’s site plan. She stated the design, color, and sign did not follow the Town’s Code. Council Member Waller made a motion King Pin redesign their building with the suggestions made by the Planner and re-present it to the Planner and Town’s Local Planning Agency for review; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
  - C. Site Plan – William Klohn – Sue Buchann stated they had found several deficiencies with Mr. Klohn’s site plan. She stated one was no site for a dumpster and the parking. Mr. Klohn stated the portion in the back of the buildings would be for storage and not for use as offices. Council Member Waller made a motion Mr. Klohn’s site plan be approved subject to the deed restriction of using the back part of the buildings for storage only and showing a stop for dumpsters; motion seconded by Council Member Wilson. On roll call, Council Member Worley, Council Member Wilson and Council Member Waller voted yes; Council Member Brantley abstained from voting due to a special private gain. Motion carried 3 to 0.
  - D. Ordinance No. 06-511 – Small Scale Comp. Plan – Brantley Construction – Council Member Waller made a motion Ordinance No. 06-511 be approved by reading of title only and adopted; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Wilson and Council Member Waller voted yes; Council Member Brantley abstained from voting due to a special private gain. Motion carried 3 to 0.
  - E. Ordinance No. 06-512 – Rezoning – Brantley Construction – Council Member Wilson made a motion Ordinance No. 06-512 be approved by reading of title only and adopted; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Wilson and Council Member Waller voted yes; Council Member Brantley abstained from voting due to a special private gain. Motion carried 3 to 0.
  - F. Preliminary Plan Review – Magnolia Manor – Council Member Waller made a motion the preliminary plan presented by Magnolia Manor be approved subject to the sidewalks not being needed due to the minimal size of the roads, double sided lots being allowed due to the community being a gated community and a boundary survey being needed; motion seconded by Council Member Worley. On roll call, Council Member Waller, Council Member Wilson and Council Member Worley voted yes; Council Member Brantley abstained from voting due to a special private gain. Motion carried 3 to 0.
  - G. Ordinance No. 06-487 – Annexation of High Pines (1<sup>st</sup> hearing) Atty. Harris read the Ordinance title for annexation of High Pines. Council Member Worley made a motion Ordinance No. 06-487 be approved on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
  - H. Ordinance No. 06-513 – PD Ordinance (1<sup>st</sup> hearing) Council Member Waller made a motion that Ordinance No. 06-513 be approved on first hearing by reading

of title only; motion seconded by Council Member Wilson. On roll call, Council Member Waller, Council Member Wilson and Council Member Brantley voted yes; Council Member Worley voted no. Motion carried 3 to 1.

- I. Ordinance No. 06-514 – Parking Ordinance (1<sup>st</sup> hearing) – Council Member Waller made a motion Ordinance No. 06-514 be approved on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:**

A. Town Attorney:

1. EMS Transfer – County Administrator Carl Cool was present and stated the County would like for the Town to deed them Lots 15, 16 and 17 and the East 21.7 feet of Lots 18, 19, 20, 21 and 22, Block 6 of Lake Groves as recorded in Plat Book 2, Page 36, of the Public Records of Highlands County, Florida. Mr. Cool stated the County was placing another ambulance division in Lake Placid and needed to expand the EMS building. Council Member Wilson made a motion Attorney Harris proceed with drawing up an Ordinance to allow the Council to transfer the property; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
2. Lot Sizes – Council Member Brantley stated he would like to see all subdivision lot sizes 80' x 100', as the County has. Council Member Brantley made a motion to ask the Town's Planner to do a study to see how many vacate lots are in Town before proceeding with changing sizes allowable; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

- B. Planning Director – Mr. Polatty stated he was working on doing policies on how he wants to proceed with projects. He will bring them back at a latter date. He also stated Susan Buchann now has an office set up at the building department and will be there on Mondays and Thursdays from 2:30 P.M. until 4:30 P.M.

C. Public Works Director –

1. Mr. Fulton stated he wanted to thank Progress Energy for helping him repair the flagpole on U.S. Highway 27.
2. Mr. Fulton stated he needed to proceed with an engineer for the recreation project and wanted to know if we could possibly piggyback unto the County with Chastian & Skillman. Atty. Harris stated the Charter lists things to be piggybacked as “items”. He stated if the Council wanted to consider engineering services as an “item” they could. Council Member Worley made a motion the word “item” in the Charter also refer to services; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
3. Trinity Lutheran Church – Mr. Fulton stated during the hurricanes the Town moved some trees unto property owned by Trinity Lutheran Church. The Church is interested in cleaning up the property and asked if the Town could do it. Mr. Fulton stated he had a price given to him to grind the trees of \$3,600.00. He asked the representative, Rev. Norris, of Trinity

Lutheran Church if the Church could pay ½ and the Town would pay ½. Rev. Norris stated his finance committee was meeting Monday night and they would get back with Mr. Fulton. Council Member Waller made a motion if Trinity Lutheran Church meets the Town half way on the cost of removing the trees the Town will pay ½ of the cost; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

4. Council Member Wilson informed Mr. Fulton the pavilions at Lake June Ball fields were in desperate need of painting. Council Member Wilson stated there was a lot of graffiti on the roofs. Mr. Fulton stated he would have one of his maintenance workers take care of it.
5. Council Member Waller asked about the Recreation Director. Mr. Fulton and Mrs. Tuck stated we had advertised the position and received three applications. They did not feel any of the applicants were qualified for the position. It will have to be readvertised.
6. Council Member Brantley asked if the debris, which is stored at the old barn site, could be cleaned up. Mr. Fulton stated they would see what they could do.

D. Utility Director:

1. Capacity Reservations – Mr. Freeman passed out a sheet showing persons who have applied for and paid for water capacity. He stated with the reservations he now only has 286 connections available. After much discussion, Council Member Brantley made a motion the Town will not allow any water capacity reservations until a building permit is obtained; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

E. Police Chief/Code Enforcement

1. Chief Williams stated he had some problems with the auditor's report. Mayor Katsanis stated he would be meeting with the staff and go over the report.
2. Town Clerk Arlene Tuck stated Willie Chapple, who was in attendance but left shortly, stated he had received a notice from the Code Enforcement Officer that he had to remove his permanent framed garage because the Code did not allow it. Mr. Chapple stated he has had his permanent framed garage for many years because he was in the County and just recently annexed into the Town. He stated he details cars and the permanent framed garage is where he waxes cars. He stated if he has to remove it would jeopardize his business. Chief Williams stated he would rather discuss this matter with the Code Enforcement Officer before stating the reason for the violation. Council Member Waller made a motion to given Mr. Chapple a 60-day extension on this violation until Chief Williams can determine the nature of the problem; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

F. Town Clerk – Mrs. Tuck had no comments

G. Mayor/Council Members:

1. Council Member Brantley stated he would like to revisit the lease on the Nu-Hope Trailer. He stated South Main is being improved with all the landscaping and he felt this area needs some looking into.

Council Member Waller made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Katsanis hearing no objections declared the meeting adjourned at 9:00 P.M.