

REGULAR MEETING
TOWN OF LAKE PLACID TOWN COUNCIL
JUNE 26, 2006 5:30 P.M.

Mayor Thomas A. Katsanis called the June 26, 2006 meeting of the Town of Lake Placid Town Council to order at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Ray Cameron of the First Presbyterian Church of Lake Placid led in the invocation and Pledge of Allegiance to the American Flag.

ROLL CALL:

Mayor Tom Katsanis
Council Member Charles Wilson
Council Member Debra Worley
Council Member Jim Waller
Council Member Bill Brantley

Town Clerk Arlene Tuck
Town Attorney Bert Harris
Town Utility Director Gary Freeman
Town Public Works Director Jim Fulton
Town Police Chief Phil Williams
Town Recreation Director John Komasa
Town Planner – Sue BuChans

APPROVAL OF AGENDA:

Council Member Worley made a motion the agenda be approved as presented; motion seconded by Council Member Wilson. On roll call, Council Member Wilson, Council Member Worley and Council Member Brantley voted yes; Council Member Waller made not arrived at the meeting. Motion carried 3 to 0.

CONSENT AGENDA:

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of Minutes

Council Member Worley made a motion the consent agenda be approved; motion seconded by Council Member Wilson. On roll call, Council Member Worley, Council Member Brantley and Council Member Wilson voted yes; Council Member Waller had not arrived at the meeting. Motion carried 3 to 0.

PRESENTATION:

Mayor Katsanis introduced Mr. Jon Andersen who recently resigned from the Local Planning Agency after serving on the Board for several years. Mayor Katsanis read a Resolution in Mr. Andersen's honor thanking him for his hard work on the board. Council Member Worley made a motion the Resolution be approved; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Worley and Council Member Wilson voted yes; Council Member Waller had not arrived at the meeting. Motion carried 3 to 0.

COMMITTEE REPORTS:

- A. Recreation Committee – Mr. Horace Durrance chairman of the Town of Lake Placid Recreation Committee stated the Recreation Committee had voted unanimously at their June 15, 2006 meeting to request the following at least be required by the Town Council of the Silver Company: 1) They build a road at the South end of the Lake June Ball fields new facility to County Specifications; 2) They donate to the Town for recreation purposes acre-for-acre of land for Jackson Road and its right-of-ways; 3) that the current level of service be used; and 4) that they negotiate whatever else they feel necessary in the form of land and/or funds in lieu of land to maintain the Town's present recreation status or to maintain a better level for the future.
- B. DeVane Park Committee – Atty. Harris stated the DeVane Park Committee had a public workshop requesting input from the citizens of Lake Placid. Atty. Harris presented a Resolution to the Town Council. He stated the Council needed to take some kind of action on the Resolution tonight because it needed to be sent to the County to be included in a grant package to the State for Istea Grant funds. Council Member Brantley made a motion the Resolution for DeVane Park is approved as changed; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Wilson, Council Member Brantley and Council Member Waller voted yes. Motion passed 4 to 0.
- C. Growth Management Committee – Hoz Compton Chairman of the Town of Lake Placid's Growth Management Committee gave a report on the committee's progress. Mr. Compton remained the Council this Committee had been formed by former Mayor John Holbrook. The Town Council and the Highlands County Board of County Commissioners approved the Committee due to the fact that the Committee was working on a Town wide project not just inside the Town limits. Mr. Compton stated the Committee had been working on density, transportation, land use, and many other subjects for approximately one year. He stated he felt the Committee had made a lot of progress. He further stated he felt the Committee's duties would come to a halt in the very near future.

PUBLIC HEARINGS:

- A. Ordinance No. 06-517 – Amend Chapter 151 (Power Substations) (2nd hearing)
Atty. Harris informed Mrs. BuChans to please recheck the Chapter number because he did not feel it was correct. He further stated he felt this Ordinance should be readvertised showing the correct Chapter number. Council Member Worley made a motion the Ordinance be approved on first hearing suggest to the correction being made by reading of title only; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- B. Ordinance No. 06-519 – Revising Rates for Water & Sewer (1st hearing) Council Member Waller made a motion Ordinance No. 06-519 be approved on first hearing on reading of title only; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- C. Ordinance No. 06-520 – Small Scale Comp. Plan Amendment – HIW Development – A portion of the Northwest Quarter of Section 31, Township 36 South, Range 30 East, Highlands County, Florida, fronting Heartland Boulevard, between U.S. 27 on the east and CR 17 on the west (containing 5.505 acres ore or less) - Mr. Jim LaRue, representing David Ballow, stated the applicant is requesting an amendment to the Town of Lake Placid’s Future Land Use Map, previously adopted by Ordinance from Agricultural/Residential (AR) to Commercial-General (CG) to allow for a retail shopping center on the subject property. Based on the size of the property, the application qualifies under Chapter 163 of the Florida Statutes as a Small-Scale Amendment to the Plan. In addition, the applicant is also requesting a rezoning to C-1 Highway Commercial.

Mrs. Susan BuChans, representing the Town of Lake Placid stated her staff concurs with Mr. LaRue’s recommendation of approval of both the small-scale comprehensive plan amendment to the Future Land Use Map and the rezoning subject to conditions applied to these applications for approval.

Council Member Brantley made a motion to approve Ordinance No. 06-520 on hearing by reading of title only and adopt, (approve small scale comprehensive plan amendment to amend the Future Land Use Map from A-1 (Agriculture) to C-1 (Commercial) for 5.505 acres more or less) subject to the following conditions:

1. Dedication of the necessary amount of right-of-way along Heartland Boulevard that it will have a total right of way of 125 feet.
2. Provide within the dedicated right of way for the design of a multi use trail system and it be constructed at the developers cost, with the multi use trail built to Town Standards.
3. There is connectivity between the commercial development and the future residential development of the remaining western acreage.
4. Adequate right-of-way on Heartland Boulevard for rural major collector.

5. Commercial development along the North boundary of Heartland Boulevard to dedicate a minimum of 60' for additional right-of-way.

Motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- D. Ordinance No. 06-521 – Rezoning – HIW Development – A portion of the Northwest Quarter of Section 31, Township 31, Township 36 South, Range 30 East, Highlands County, Florida, fronting Heartland Boulevard and lying west of CR 17 and east of U.S. Highway 27, containing 5.505 acres more or less - Mr. LaRue stated the applicant is requesting a rezoning for the subject property from A-1 to C-1. It is the applicant's intent to develop a retail shopping center. Mr. LaRue stated the rezoning request should be approved, as it is consistent with the current Comprehensive Plan.

Mrs. BuChans stated the Town's staff concurs with Mr. LaRue's recommendations of approval for the rezoning.

Council Member Waller made a motion Ordinance No. 06-521 be approved on hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- E. Preliminary Plat Review – Sunset Estates – Mrs. BuChans stated the applicant was asking that this matter be referred back to the Town of Lake Placid's Local Planning Agency/Board of Adjustment. Council Member Brantley made a motion the applicant's request be granted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Ordinance for Sanitation Franchise – Atty. Harris stated he would work on this Ordinance.
2. Pass Through Resolution – Atty. Harris will bring back to next meeting.
3. Road Closing Procedures – Atty. Harris stated the information given on this matter was for Council to review and see if it is something they would consider.
4. Water Capacity Agreement – Council Member Wilson made a motion that Atty. Harris and Utility Director Gary Freeman develop a Water Capacity Agreement to negotiate sale of capacity of water and wastewater to developers; motion seconded by Council Member Brantley. 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.

- B. Planning Director – Mr. Polatty stated his department would like to start working on redrafting some of the Town’s LDRs to make them more capable with Highlands County. Council Member Worley made a motion Mr. Polatty proceed with the redrafting of the LDRs and allow Atty. Harris to review them; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Mr. Polatty presented the County with a list of the dates for the Large Scale Comprehensive Plan review and transmittals. Council Member Waller made a motion Mr. Polatty’s list be approved as presented; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

- C. Public Works Director – Mr. Fulton stated the police department and he had several vehicles that were not in use and he would like to have them declared surplus so they could be put out for auction. Council Member Waller made a motion Mr. Fulton’s request be granted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

Mr. Steve Bastardi stated recently he has noticed the Town is in dire need of storm water drainage. He asked if there was any possible way the Town could investigate this matter. Council Member Worley stated Southwest Florida Water Management District does have grants for storm water drainage programs and she would be glad to look into them. The Mayor asked her to proceed with this matter.

- D. Utility Director –

- 1. Magnolia Water Tower – Mr. Freeman stated he would like to see a mural or some kind of painting on the water tower that would be seen from the highway. Councils stated they thought that would be a good idea and asked Mr. Freeman to consider it in his 2006-2007 budget.

- E. Police Chief/Code Enforcement – No reports

- F. Town Clerk –

- 1. Bids on Phone System – Mrs. Tuck stated they were having trouble with the phone system in the office and at the police department. When they contacted the communications service that repairs the phones she was told our phones are outdated and are not able to be repaired. Therefore, she put out for bids for a new system, knowing that the police department and her department needed the phones. She stated she received one bid from Tri-

Star Telecom for \$9,166.00. She stated she would like Council's approval of this bid. Council Member Worley made a motion we proceed with the purchase of the phone system as requested by Mrs. Tuck; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

2. Town Procedural Manual – Mrs. Tuck stated she had furnished the Council Members with a copy of the staff's proposed procedural manual for their approval. Council Member Waller made a motion the Procedural Manual presented by Mrs. Tuck be approved as the official procedural manual for the Town office; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

G. Mayor/Council Members:

1. Council Member Worley – Report on U.S. 27 North Annexation – Council Member Worley stated she would report on this matter at a later date.
2. Mayor Katsanis – Discussion with NuHope – Mayor Katsanis stated he talked with NuHope about the trailer. They stated they are in the process of drawing up plans for a new building and will be removing the trailer.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Wilson. Mayor Katsanis hearing no objections declared the meeting adjourned at 7:30 P.M.

