

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
OCTOBER 27, 2008 5:30 P.M.**

The regular meeting of the Town of Lake Placid Town Council was called to order on Monday, October 27, 2008 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida by Mayor Thomas Katsanis. The invocation was given by Rev. Wayne Godwin and the Pledge of Allegiance led by the Boys Scouts. A quorum was present.

**ROLL CALL:**

Mayor Tom Katsanis  
Council Member Charles Wilson  
Council Member Ray Royce  
Council Member Steve Bastardi  
Council Member Carol Smart

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

**APPROVAL OF AGENDA:**

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

**CONSENT AGENDA:**

- A. Approval of Monthly Meeting Minutes and Special Meeting Minutes
- B. Approval of Monthly Reports and Payment of Monthly Bills
- C. Appointment of Merry Cresswell to Highlands County Library Advisory Board
- D. Amend Holidays for Town Employees

Council Member Wilson made a motion that the Consent Agenda be approved as presented; motion seconded by Council Member Smart. On roll call, motion carried unanimously.

**PRESENTATION:**

- A. County Changes to Growth Management Policy – Mike Wright, County Administrator was present and talked about the future of Lake Placid and its

developments. Mr. Wright stated he feels most of the development in the future will be in the south part of Highlands County. He stated the Town and County needed to start looking at infrastructure for these developments and, of course, the main infrastructure would be utilities. He said he would like to start working on a united service between the Town and County. Council Member Royce made a motion Atty. Harris serve as the liaison on any committee Mr. Wright forms for a Utility Commission; motion seconded by Council Member Smart. On roll call, motion carried unanimously.

- B. Blue Head Ranch Presentation – Susie Bishop, with Blue Head Ranch, stated the proposed Blue Head Ranch Overlay District is intended to create a vision for the long-term future of the 65,000 +/- acre Blue Head Ranch located in the southwestern Highlands County adjacent to the Desoto County line. The proposed special overlay district has a goal of protecting natural resource areas comprising a total of 31,000 acres and keeping 9,000 acres of land in agricultural use. The plan will also designate 20,000 acres of potential “developable” area on the Highlands County Future Land Use Map.

#### PUBLIC HEARINGS:

1. Vacation of Right-of-Way – Chris Clark – Mrs. BuChans stated Mr. Chris Clark had petitioned the Town of Lake Placid to close a portion of the unimproved alleyway adjacent to Lots 25, 26, 27, 28 and 29, in Block 1, of Lake Sirena Addition No. 1, Plat Book 2, Page 53, of the Public Records of Highlands County, Florida. Mrs. BuChans further stated that on October 9, 2006, the Town was petitioned and closed, the portions of unimproved alleyway’s located behind Lots 1 through 23, Block 1, of Lake Sirena Addition No. 1, as shown on plat Lake Sirena Addition No. 1, Plat Book 2, Page 53, of the Public Records of Highlands County, Florida. She further stated she had reviewed the documents, found all of them to be in order and did not object to the closing of the portion of the unimproved alleyway. Council Member Wilson made a motion the request to close the alleyway be granted; motion seconded by Council Member Smart. On roll call, motion carried unanimously.
2. Ordinance No. 08-587 – School Concurrency LDC Ordinance – Mrs. BuChans stated the Ordinance presented to the Council is a model prepared by a consulting team funded by DCA. It was to be used by local governments in the preparation of their public school concurrency ordinance. The team organized the model ordinance consistent with statutory requirements. It is recommended that each local government and school district tailor this model ordinance, after thorough review, to meet their adopted PSFE, other amended elements, and adopted IA. She stated Staff has redone the Ordinance changing only the name.

Mrs. BuChans stated the Ordinance had been before the LPA and the LPA's recommended motion was to move to recommend to the Town Council to approve the proposed public school concurrency ordinance No. 08-587 amending the concurrency Chapter 158 to the text of the Town's Land Development Code, subject to the Town Attorney's review.

Council Member Royce made a motion pursuant to the LPA's recommended motion, move to approve the proposed public school concurrency Ordinance No. 08-587 amending the concurrency Chapter 158 to the text of the Town's Land Development Code, subject to the Town Attorney's review; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Public Works Director – No comments

B. Recreation Director:

1. Lake Placid Miracle League – Mr. Komasa presented John Varady and the Board of Directors for the Lake Placid Miracle League. Mr. Varady gave an update on the Miracle League. Mr. Dennis Orles stated the Miracle League was requesting that the Town Council allow them to present a program for funds to RPAC to finish the layering of their field at the Lake June Ball fields. Mr. Orles stated Glades Electric had donated \$50,000.00 for the engineering and they still needed approximately \$120,000.00 to be able to place a special topping on the asphalt which would allow for wheel chairs and walkers. The field would also be utilized by softball players, tee ball and soccer.

Issues raised that caused some concern were that if the Town asked and was granted \$120,000.00 from the County, we would not be able to apply for any other funds for a number of years. Mr. Komasa stated they would like to request that the Town put in the \$120,000.00 and that the County reimburse the Town over four years at \$30,000.00, plus interest. Mr. Komasa stated this was done several years ago when the additional land was purchased for Lake June Park.

Mr. Horace Durrance, Chairman of the Lake Placid Recreation Committee, was present and stated the Miracle League presented a program to the Recreation Committee on October 8, 2008, asking for them to endorse the request to RPAC. Mr. Durrance stated the request was unanimously approved.

Council Member Royce made a motion the Town Council of Lake Placid supports the Miracle Leagues request of the RPAC Committee and the County Commission to establish a Miracle League Field at a site at the Lake June Belfield; that this project be a project of Countywide significance; that further the Town of Lake Placid agrees to borrow up to \$120,000.00 in principle, interest and associated costs, subject to the County agreeing to reimburse the Town over a four-year period for that total amount; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

Council Member Royce asked the Board of the Miracle League to please keep the Council abreast of what happens with RPAC and the County.

2. Report on sod on field – Mr. Komasa gave an update on the laying of the sod at the Lake June fields. He stated all should be completed very shortly.

C. Police Chief:

1. Red Light Cameras – The Council discussed proceeding with the Ordinance for the installation Red Light Cameras on U.S. 27 and Interlake Boulevard. Council Member Wilson made a motion to set for public hearing Ordinance No. 08-586, Red Light, with constitutionality and liability issues to be addressed at the next meeting; motion seconded by Council Member Smart. On roll call, Council Member Smart, Council Member Wilson and Council Member Royce voted yes; Council Member Bastardi voted no. Motion carried 3 to 1.
2. Chief Williams reminded everyone the Police Department was holding their Bike Rodeo on November 15, 2008.

D. Utility Director:

1. Sewer Discussion – Council Member Bastardi stated at the last meeting he made a motion for Mr. Freeman to immediately institute Ordinance 08-581 and start billing the appropriate rate for sewer customers whether or not they have hooked up to the sewer. Council Member Bastardi stated he had made the motion for gravity sewer connections only and felt anyone, including the customers who are on the grinder systems and have not hooked up should also have to pay. Council Member Bastardi made a motion to immediately institute Ordinance 08-581 and start billing the appropriate rate for sewer customers whether or not they have hooked up to the sewer, plus Mr. Freeman and Atty. Harris are to come back with wording to send a letter advising the customer they have until January 1, 2008 to make a decision whether or not they want to pay the tap fee (\$3,200) in

cash, whether they want it put on their tax bill over a 10-year period, plus interest or whether they want it put on their monthly utility bill over a 10-year period, plus interest and if they do not respond put it on their tax bill as an assessment; motion seconded by Council Member Royce. On roll call, motion carried unanimously.

D. Town Planner:

1. Workshop on CIE – Mrs. BuChans stated this workshop is to consider the annual amendment to the Town’s Capital Improvements Element (CIE) of its adopted comprehensive plan, including the five-year schedule of Capital Improvements. She stated the Town will want to review the highlighted rows to make sure that all developer contributions have amounts calculated and that the Town Department Directors need to compare the remaining capital improvements (not highlighted) projected for the Town in the CIS and ?CFS, 5 and 10 years out, to the Town’s adopted budget, approved grants, and revenue sources. If the Directors determine that funding is not available, what source of revenue do they propose to fund their capital improvement?

Mrs. BuChans asked for permission to contact Atty. Harris if she needed assistance from him. Council Member Royce made a motion to approve the Town Attorney provide assistance to the Town Staff in the annual amendment to the Town’s capital improvement element of its adopted comprehensive plan, including the five-year schedule of capital improvements and the ten-year financial strategy; motion seconded by Council Member Bastardi. On roll call, motion carried unanimously.

2. Appointment of LPA member – Mrs. Tuck stated we had received two resumes for the LPA member position. One resume was from Cheryl Brantley Davis and one from James Edward Oxer. The Council stated it was a very hard decision to select one over the other. Council Member Wilson made a motion James Edward Oxer be appointed as the LPA member and that Cheryl Brantley Davis be appointed as an alternate for the LPA Board; motion seconded by Council Member Bastardi. On roll call, motion carried unanimously.

E. Town Attorney:

1. Drainage Grant – Lake Clay – Atty. Harris stated he had met with Debra Worley, Mike Wright of Highlands County and Mary Beth McNeil of Southwest Florida Water Management District concerning the proposed scope of work for the Lake Clay storm water treatment system. Atty. Harris stated he felt the Scope of Work suggested by Southwest Florida

Water Management District and Highlands County was beneficial to the Town and he felt the Council should consider approving the document. He stated there was some concern about the annual fee of \$1,500.00 for maintenance, but they were still trying to negotiate this fee. Council Member Royce made a motion to approve the agreement and authorize the Mayor and Clerk to sign the document; motion seconded by Council Member Bastardi. On roll call, motion carried unanimously.

F. Town Clerk:

1. Boy Scouts – Discuss amending Lease for Bicentennial Park – Mr. Burley Hill, representative of Placid Mason Lodge (who are the Trustees for the Boy Scouts) stated the Town has been paying the Boy Scouts \$250.00 a year lease on the property (Bicentennial Park) owned by the Boy Scouts. He stated due to the increase in water service and the addition of sewer charge they would like to increase the lease amount.

Debra Worley, with the Rotary Club stated her club has put monies into the park and was concerned the Boy Scouts would break the Lease with the Town. Mr. Hill stated they did not plan on breaking the Lease, but they needed more money. He further stated in the past they had had several individuals interested in purchasing the park.

Council Member Royce made a motion that Atty. Harris try to negotiate a lease with the Mason for the Boy Scouts with the bases being that the annual rate shall be for the base rate of the water, sewer and garbage for that location and the lease shall extend for 20 years; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

2. Town of Lake Placid Sick Bank – Mrs. Tuck stated the Town Employees started a sick bank back in 2002. The rules of the sick bank was whoever wanted to belong had to donate at least 8 hours each year until the sick bank had 500 hours. In 2004 the sick bank reached its maximum amount of hours. No one has been allowed to join since. After discussion with the employees, Staff is requesting the Council delete the sick bank from the Employees Handbook and return all hours to the appropriate owners. Council Member Royce made a motion the Town of Lake Placid's Sick Bank be deleted from the Employees' Handbook and whatever hours have been placed in the sick bank by an employee be returned to that employee; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

Council Member Smart made a motion the meeting adjourn; motion seconded by Council Member Bastardi. Mayor Katsanis hearing no objections declared the meeting adjourned at 9:30 P.M.