

MINUTES

TOWN OF LAKE PARK, FLORIDA TOWN COMMISSION MEETING

March 5, 2002

Town Commission Chambers, 535 Park Avenue

The Town Commission for the Town of Lake Park, Florida met in regular session on Wednesday, March 5, 2003 at 7:30 PM. Present were Mayor Castro, Vice Mayor Balius, Commissioners Longtin, Otterson and Garretson, Finance Director Mike Arciola, Town Attorney Thomas Baird and Town Clerk Carol Simpkins.

Mayor Castro called the meeting to order. Vice Mayor G. Chuck Balius gave the invocation and Commissioner Bill Otterson led the Pledge of Allegiance.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

Motion: Commissioner Paul Garretson made a motion to approve the Agenda. Seconded by Vice Mayor Balius.

Vote on motion

Name	Yes	No	Other
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Vice Mayor Balius	X		
Mayor Castro	X		

Motion passed 5 to 0.

PRESENTATIONS

John Ciulla and Brett Sipperley of Mos' Art-Kelsey Club presented their request to use their parking lot on March 22 for outside activities consisting of skate board exhibits, live band performances and the sale of beer as explained in letter to the Commission dated February 27, 2003. Please see exhibit "A". Palm Beach County Deputy Brian Brown stated that they have not had any problems with the Kelsey Club.

Motion: Commissioner Paul Garretson made a motion to approve the request of an extension of activities by John Ciulla and Brett Sipperley to the Parking Lot of Mos' Art-Kelsey Club for a skating exhibit, live band performances and the sale of tap beer, with the condition that a Deputy will be present for security measures, including monitoring of alcoholic beverages, until all activities are moved inside. The parking lot activities will be from 3:00 PM to 7:00 PM on March 22, 2003. Motion seconded by Commissioner Jeanine Longtin.

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Vote on motion

Name	Yes	No	Other
Commissioner Longtin	X		
Commissioner Otterson		X	
Commissioner Garretson	X		
Vice Mayor Balius	X		
Mayor Castro	X		

Motion passed 4 to 1.

Commissioner Bill Otterson explained that he voted against the item because of the sale of alcoholic beverages.

The Commission feels that the event will be a great attraction to the downtown area. Commissioner Garretson thanked Brett Sipperley, Buzz 103.1, for being involved in a Lake Park event.

RESOLUTION NO. 07-03-03

A RESOLUTION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING THE NEGOTIATION OF A LOAN IN AN AGGREGATE AMOUNT NOT TO EXCEED FIVE MILLION DOLLARS (\$5,000,000) FROM THE FLORIDA MUNICIPAL LOAN COUNCIL; APPROVING THE ACQUISITION AND CONSTRUCTION OF CAPITAL PROJECTS; APPROVING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE FLORIDA MUNICIPAL LOAN COUNCIL; APPROVING THE EXECUTION AND DELIVERY OF A BOUND PURCHASE CONTRACT; APPROVING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION WITH THE MAKING OF SUCH LOAN; AND PROVIDING AN EFFECTIVE DATE.

No representative from the Florida League of Cities was present.

Motion: Vice Mayor Chuck Balius made a motion to approve Resolution No. 07-03-03 with the condition that the “Capital Projects” in the title be changed to read “Marina Project”. Motion seconded by Commissioner Bill Otterson.

Commissioner Paul Garretson explained that he felt that the project should be done all at once to save money instead of doing it in phases.

Mayor Castro explained that this resolution only authorizes Town Manager Jason Nunemaker to go to the Florida League of Cities to negotiate a rate and contract for a loan up to five million dollars.

Vote on Motion

Name	Yes	No	Other
Commissioner Longtin		X	
Commissioner Otterson	X		
Commissioner Garretson	X		
Vice Mayor Balius	X		
Mayor Castro	X		

Motion passed 4 to 1.

Commissioner Jeanine Longtin explained that she feels that the Commission should have more time to review the documents; therefore she voted against the resolution.

PUBLIC COMMENTS

The following persons addressed the Commission: Jim Knox, of 414 Lakeshore Drive, stated that the Marina Board will be marketing the marina at the Palm Beach Boat Show on Flagler on March 27, 28, 29 and 30th. He asks that the Commission, audience and residents help (needs 34 volunteers, currently has 6) in manning the booth at the event. The Theme is, "Lake Park It". Elizabeth Drew, of 527 Palmetto Road, expressed her concerns regarding the Tree Swales. The Commission wishes to be contacted for communication when items of such are on the Agenda. Mrs. Drew spoke of the "House of the Month", saying that a \$100 Gift Certificate and a sign for the yard will be given to the winner.

CONSENT AGENDA

Motion: Commissioner Paul Garretson gave a motion to approve the Commission Meeting Minutes from February 19, 2003 and the Boys and Girls Club Workshop Minutes from February 26, 2003 as they currently read. Motion seconded by Vice Mayor Balius.

Vote on motion

Name	Yes	No	Other
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Vice Mayor Balius	X		
Mayor Castro	X		

Motion passed 5 to 0.

PUBLIC HEARING (S)

Regular Commission Meeting
March 5, 2003 7:30 p.m.

QUASI-JUDICIAL HEARING

RESOLUTIONS:

RESOLUTION NO. 05-03-03

A RESOLUTION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING AN APPLICATION BY TBH LAND TRUST FOR CONCEPTUAL PLAN FOR AN OFFICE/WAREHOUSE COMPLEX.

The Town Clerk swore in the witnesses.

Exparte Communications: The following Commission members had no exparte communication to declare: Commissioner Jeanine Longtin, Commissioner Bill Otterson, Commissioner Paul Garretson, Vice-Mayor G. Chuck Balius, and Mayor Paul Castro.

Public Hearing opened.

No speakers.

Public Hearing closed.

Sara Lockhart, Interim Director of the Community Development Department, presented the final request for Conceptual Master Plan approval for the TBH Land Trust, 14.73 acres consisting of 187,000 sq. ft. located on the eastside of Congress Avenue and Watertower Road. Ms. Lockhart informed the Commission of the incorporated special studies that were taken in an effort to finalize the Master Plan so that the project could move forward.

Mayor Castro expressed concern over approving the Conceptual site plan; as shown it does not clearly show its intent. Mayor Castro would rather see building blocks that show precisely what the conceptual layout of the site will be, keeping in mind that it could always change.

Mayor Castro stated that Ms. Dodi Glass is his sister-in-law.

Dodi Glass, Urban Design Studio, representative of the applicant was present for clarification and answers. They have been working within the existing confines of the current code.

Motion: Vice Mayor G. Chuck Balius made a motion to approve Resolution 05-03-03. Motion seconded by Commissioner Bill Otterson.

Vote on motion

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Name	Yes	No	Other
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Vice Mayor Balias	X		
Mayor Castro	X		

Motion passed 5 to 0.

The Commission Members agreed that the Conceptual Plan process should be done away with.

RESOLUTION NO. 06-03-03

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING AN APPLICATION BY CONGRESS AVENUE PROPERTIES, LTD, FOR CONCEPTUAL PLANS FOR AN OFFICE/WAREHOUSE COMPLEX.

The Town Clerk swore in the witnesses.

Exparte Communications: The following Commission members had no exparte communication to declare: Commissioner Jeanine Longtin, Commissioner Bill Otterson, Commissioner Paul Garretson, Vice-Mayor G. Chuck Balias, and Mayor Paul Castro.

Public Hearing opened.

No speakers.

Public Hearing closed.

Sara Lockhart, Interim Director of the Community Development Department, presented the final request for Conceptual Master Plan approval for the Congress Avenue Properties, LTD.

Mayor Castro stated that Ms. Dodi Glass is his sister-in-law.

Dodi Glass, Urban Design Studio, representative of the applicant, was present for clarification and answers.

Commissioner Jeanine Longtin wanted clarification that a part of the Planning Director's job is to clean up the Code. Ms. Lockhart confirmed that cleaning up the code was part of the director's job.

Motion: Commissioner Otterson made a motion to approve Resolution No. 06-03-03. Seconded by Vice Mayor G. Chuck Balias.

Vote on Motion

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Name	Yes	No	Other
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Vice Mayor Balius	X		
Mayor Castro	X		

Motion passed 5 to 0.

DISCUSSION (S)

Finance Director, Mike Arciola stated that the Baron Signs Application for funding was the only application that was received by the Palm Beach County Development Regions Grant Program from Palm Beach County and the Town of Lake Park. Mr. Arciola informed the Commission that the Committee met and gave its approval for the application to go before the Commission for approval. He stated that the Town's share would be \$25,000 to be taken from the Community Redevelopment Agency.

Jeff Collins, Collins Development, representing Baron Signs, requested an action by the Commission to approve the funding so they could go forward with Palm Beach County's process, and further, to collect the funds and complete the project.

Motion: Commissioner Bill Otterson made a motion to approve the \$25,000 from the Community Redevelopment Agency Fund. Motion seconded by Vice Mayor G. Chuck Balius.

Vote on Motion

Name	Yes	No	Other
Commissioner Longtin	X		
Commissioner Otterson	X		
Commissioner Garretson	X		
Vice Mayor Balius	X		
Mayor Castro		X	

Motion passed 4 to 1.

Mayor Castro stated that he always votes consistently concerning the CRA funds. He feels that the funds should be used on Park Avenue and 10th Street.

COMMENTS BY THE COMMISSION OR TOWN ATTORNEY

Mayor Paul Castro

Emphasized that he liked the outcome of the Town of Lake Park's Volunteer Appreciation Dinner.

Vice Mayor G. Chuck Balius

Announced that the Palm Beach County Fire and Rescue will be giving away free smoke detectors.

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Vice Mayor Balias expressed deep concern with the Go-Ped Ordinance being enforced. He strongly indicated that he stands by his word in saying, “*All or None*” pertaining to the exclusion of inviting certain members of the Commission to the Boys and Girls club briefing tour.

He also commented on the Swale Planting, security for the Tennis Court, Ballfield Lighting cost and Marina dust.

Commissioner Paul Garretson

Commended Dale Dougherty and the Town for a great job with the Volunteer Appreciation Dinner. Commissioner Garretson specified that *all* Volunteers should be acknowledged. After discussion the Commission requested that for the next Volunteer Dinner the following criteria be used.:

1. The only individuals that are to receive certificates are to be on boards appointed by the Commission.
2. Organizations that have volunteered time in Lake Park will have the officers invited to the dinner and the organization be awarded a certificate.
3. All the volunteers should be recognized in some way.

Commissioner Jeanine Longtin

Wanted to know if the Annexation North of Northlake was being looked into.

She requested that all volunteers and residents show their support possible in the Palm Beach Sheriff’s Office Workshop on March 12, at 7:30 p.m.

Reiterated the need for Blood Donors and Reading volunteers at the Library.

Informed the Commission and public that the Web site is expected to be up and running next month.

Commissioner Bill Otterson

Concerned about the Swale Ordinance.

Town Attorney, Thomas J. Baird, Esq.

Commented that aside from regular meetings he would like the Commission to inform him if his presence is needed at Workshops and Special Meetings.

He will be attending the Palm Beach Sheriff’s Office Workshop.

Finance Director, Mike Arciola

Informed the Commission that the 2001 Audit has been completed and he is working on bringing the auditor, Scott Porter, before the Commission for a presentation.

The 2002 audit is expected to begin the on May 5, 2003.

ADJOURNMENT:

There being no further business to come before the Commission, after a motion to adjourn by Commissioner Jeanine Longtin and seconded by Commissioner Bill Otterson, by unanimous vote, the Commission Meeting adjourned at 8:53 p.m.

Mayor Paul Castro

Carol Simpkins, CMC
Approved on this _____ day of _____, 2003.

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