

**MINUTES
TOWN OF LAKE CLARKE SHORES
TOWN COUNCIL MEETING
JANUARY 18, 2022**

1. Call to Order

A. Mayor Shalhoub called the meeting to order at 6:30 PM.

The following officials were present:

Paul R. Shalhoub, Mayor
Robert M. W. Shalhoub, Vice Mayor
Gregory Freebold, President Pro Tem
Albert Pavon, Council Member

The following official was absent:

Valentin Rodriguez, Jr., Council Member

B. Moment of Silence, Invocation, Pledge of Allegiance

The Most Reverend Father Peter Sphortun of St. Mary's Orthodox Church of West Palm Beach, gave the invocation then led the Pledge of Allegiance. Mayor Shalhoub requested a moment of silence for resident Lori Ann Schendera; Barbara Ann Newell Vansickle, mother of Sgt. William Howell and for Ray Ellis, former Deputy Clerk for the City of Palm Beach Gardens.

2. Approval of Agenda

Motion made by Vice Mayor Shalhoub to approve the Agenda, seconded by President Pro Tem Freebold; Motion approved (4-0).

3. Consent Agenda

A. Approval of the Minutes of the December 14, 2021 Town Council Meeting.

B. Approval of Proclamation recognizing the week of January 23 - 29, 2022 as School Choice Week

C. Approval of Agreement between Building Up Sports Academy, Inc. and the Town of Lake Clarke Shores to hold a summer fishing camp for children during the week of June 6 – June 10, 2022.

D. Approval of Utility Easement Agreement between the Town of Lake Clarke Shores and Wellesley at Lake Clarke Shores Home Owners Association for a sewer lift station.

Motion made by Vice Mayor Shalhoub to approve the Consent Agenda, seconded by Council Member Pavon; Motion approved (4-0).

4. Presentations

A. None

5. Quasi-Judicial Proceedings

A. None

6. Public Hearing

A. None

7. Unfinished Business

A. None

8. New Business

A. Renewal of yearly Agreement of monthly pest control service from Safe Home Pest Control in the amount of \$207.00 per month.

President Pro Tem Freebold, owner of Safe Home Pest Control, abstained from the discussion and vote on this issue.

Motion made by Vice Mayor Shalhoub to approve the yearly contract for pest control services with Safe Home Pest Control, seconded by Council Member Pavon; Motion approved (3-0).

After the vote, President Pro Tem Freebold resumed his involvement in the meeting.

9. Audience Comments

A. Emailed Questions/Comments – None

B. Written Questions/Comments – None

C. Verbal Questions/Comments –

The following residents spoke concerning water quality issues and the septic to sewer conversion:

Louise Bing, 7401 West Lake Drive
Ashok Kulkarni, 8131 West Lake Drive
Mark Hassell, 7205 West Lake Drive
Patricia Boyer, 1437 Mediterranean Road E
Casey Boyer, 1437 Mediterranean Road E
Timothy Daughtry, 1410 Keller Road
Jennifer Chrzanowski, 7130 Pine Tree Lane

The residents discussed their concerns about the following:

- The cost of the septic to sewer conversion and how the costs could affect the health of the residents.

It was noted that the Town Council will be taking everything into consideration and has been looking into alternate ways to help reduce the costs of the sewer system conversion.

- The number of residents that will be affected by the sewer, how the residents are being informed of what is taking place and the costs involved with the design of the sewer system.

It was noted that only the residents that are within the Town's North Utility Service Area will be affected by the septic to sewer conversion. Those that receive their water utility bills from the Village of Palm Springs or Palm Beach County will not be affected.

It was noted that the Town Council has been discussing this issue during various Town Council Meetings over the past few years. Information about the sewer project has also been included in the Buzz (the Town's e-newsletter) and on the Town's website under the Town Manager's Report.

It was noted that the Town obtained \$300,000 from the State to help pay for the design phase of the project.

- The water quality of the lake, the studies that are needed to determine Lake Clarke is an impaired body of water and where the impurities are coming from.

It was noted that Lake Clarke is one of five lakes that make up the "Chain of Lakes". Pine Lake and Lake Osborne are part of the "Chain of Lakes" and have also been declared impaired bodies of water. The Town can follow the Palm Beach County's Total Maximum Daily Load (TMDL) Report for Pine Lake and not spend the roughly \$250,000 to do our own TMDL Report. The Town will use that money to go toward the costs of the sewer system that will help remove impurities from the lake. It was noted that the State has declared Lake Clarke an impaired body of water due to the amount of chlorophyll, phosphorus and nitrogen in the water.

There was discussion on how the use of fertilizer effects the water quality of the lake. It was noted that the Town has an ordinance that limits the amount of fertilizer used by the residents and how far away from the water they should be spraying the fertilizer.

- The rising costs to construct the sewer system.

It was noted that the septic to sewer conversion has been an ongoing concern for the Town for many years and the cost associated with sewer systems continues to increase. It was also noted that the cost per residence for sewers in 2003 was going to be approximately \$9,000.

- The additional costs to the residents to connect to the system and to decommission their existing septic tank.

It was noted that costs associated with decommissioning the old septic tank and hooking up to the sewer system have not been included in the construction costs for the sewer system because the amounts will vary for each property. The Town has been looking at obtaining low interest loans that residents can apply for, to help pay for these additional expenses.

- Alternate means to clean up the lake.

It was noted that the Town has been looking at ways to remove the bio-mass from the bottom of the lake, but more needs to be done to help preserve the lake.

There were further discussions regarding the above issues and what happens when the State mandates the installation of sewers. It was noted that residents can contact the Town Council Members or Mr. Clark with any questions or concerns.

Additional comments –

Tina Daughtry, 1410 Keller Road – noted that she is a senior at Florida Atlantic University and she is running for the Town Council Group 4 seat that is being vacated by Council Member Albert Pavon. She asked each Council Member what their number one goal for the Town for the New Year is. After their response, she encouraged everyone to contact her if they wanted to discuss Town issues.

Ashok Kulkarni, 8131 West Lake Drive – noted that West Lake Drive needs to be repaved and asked why paving this main road was not a higher priority than paving Edgewater Drive.

It was noted that the roadways not be affected by the sewer construction are being paved first because the town does not want to pave roadways that will be torn up during the sewer construction.

Robert Gonzalez, 1420 South Lake Court – noted that he is running for Town Council Group 4 in the election taking place on March 8th. He noted that every resident has a fiduciary responsibility to look towards the future. He noted that Lake Clarke is an important asset to Lake Clarke Shores. He also noted that he appreciates the fact that the Town Council Members have been going to Tallahassee and that they are trying to get funding to help the town. He asked residents to contact him if they would like to discuss Town issues.

Patricia Boyer, 1437 Mediterranean Road E – noted that she would like the Town to move forward with the sewer system. She noted that the streets need to be paved, especially West Lake Drive and asked about the complaint that she made about the loud car.

It was noted that four people review the complaints made through the Town's website. The complaint gets forwarded to a department contact depending on the nature of the

complaint. Chief Smith noted that he will check with Lt. Fisher and ask her to contact Ms. Boyer with the status of the complaint.

Timothy Daughtry, 1410 Keller Road – noted that he is a candidate for Town Council Group 3.

Jennifer Chrzanowski, 7130 Pine Tree Lane – noted that she would like to have Pine Tree Lane paved prior to the sewer project. She also noted the need for a speed hump on West Lake Drive.

Mr. Clark noted that it would not be feasible to pave roadways before the sewer project. It would cost double to pave the roads before the construction, then repave the same roads after the construction is completed.

10. Status Report

Chief Smith – noted the number of vehicles that have been recorded on the cameras. He stated that the average speed of the vehicles is 22 mph.

Mayor Shalhoub noted that he is very pleased to know that most of the drivers are following the Town speed limits.

Mr. Schoech – did not have any comments at this time.

Mr. Lynch – did not have any comments at this time.

Mr. Clark – noted that the Florida Mango Road widening project will start this month and sometime during the construction, Florida Mango Road will be closing for approximately six months to replace the Gregory Road Bridge. He stated that he would like the Florida Department of Transportation to detour the traffic so that the vehicles would not be using the Town roadways to navigate around the closed portion of Florida Mango Road. He noted that he will be receiving weekly updates on the project from FDOT.

He also noted that the Town will be signing an agreement with Palm Beach County in order to receive a portion of the money from the opioid settlement.

11. Council Comments

Council Member Pavon – wished good luck to both of the candidates that are running for his seat.

President Pro Tem Freebold – noted that the Town Council is staying on top of all of the issues that are facing Lake Clarke Shores and that they have a lot of work to do for the Town and residents.

Vice Mayor Shalhoub – noted the BBQ meeting that took place this morning. There were discussions regarding changing the date of the BBQ to later in the year due to the unknowns associated with COVID-19. He noted that the committee discussed the

challenges with seating a large number of people and how to keep people safe while in line to receive their food. He noted that there may also be problems with ordering and receiving some of the food and paper products due to ongoing shortages and shipping issues. He also noted that the Town has a responsibility to keep the residents safe and if that means changing the way the BBQ is done to keep them safe, that is what needs to happen. He noted that he would like to wait until the February 1st Town Council Meeting to discuss this issue further so that there is more time to see what is happening with COVID-19 and the Omicron variant.

He also noted that residents can go to [www.usps.COVID/tests](https://www.usps.com/COVID/tests) to receive four free COVID tests delivered to their home.

Mayor Shalhoub – noted that he would like to see the BBQ postponed to May, not toward the end of the year. He also noted that while none of the Town Council Members went to Tallahassee as planned, the Town is still keeping up with what is currently happening in the legislative sessions and that there are still plans for the Town Council to go to Tallahassee in February.

12. Adjournment

Motion made by President Pro Tem Freebold to adjourn the meeting at 8:23 PM, seconded by Vice Mayor Shalhoub; Motion approved (4-0).

Paul R. Shalhoub, Mayor

Mary Pinkerman, Town Clerk