

**MINUTES
TOWN OF LAKE CLARKE SHORES
TOWN COUNCIL MEETING
SEPTEMBER 27, 2023**

Immediately following the Second Public Hearing 2023/2024 Town Budget

1. Call to Order

A. Vice Mayor Shalhoub called the meeting to order at 6:53 PM.

The following officials were present:

Robert M. W. Shalhoub, Vice Mayor
Valentin Rodriguez, Jr., President Pro Tem
Robert O. Gonzalez, Council Member
Jon Maples, Council Member

The following official was absent:

Gregory Freebold, Mayor

B. Moment of Silence, Invocation, Pledge of Allegiance

Note: This was moved to the beginning of the First Public Hearing 2023/2024 Town Budget

2. Approval of Agenda

Motion made by President Pro Tem Rodriguez to approve the Agenda, seconded by Council Member Gonzalez; Motion approved (4-0).

3. Consent Agenda

- A. Approval of the Minutes of the September 12, 2023 First Budget Hearing.
- B. Approval of the Minutes of the September 12, 2023 Town Council Meeting.
- C. Approval of Agreement with Solitude Lake Management (prior Clarke Aquatics) in the amount of \$21,468 to provide aquatic weed and algae services from October 1, 2023 through September 30, 2024 contingent upon legal review by the Town Attorney.
- D. Approval of Developer Agreement between Equity Lifestyle Properties, Inc and the Town of Lake Clarke Shores, Florida to provide water to all of the homes within Maralago Cay and to approve the purchase of up to \$250,000 for the water meter program for this project and to waive the bidding requirements due to not being advantageous to the Town.

Motion made by President Pro Tem Rodriguez to approve the Consent Agenda, seconded by Council Member Gonzalez; Motion approved (4-0).

4. Presentations

A. Vice Mayor Shalhoub noted the Town's participation in the International Coastal Clean-up event on September 23rd. He thanked Town staff for making sure that everything was in order for the event. He noted the amount of debris that was collected during the event and listed the names of those who received certificates and gift cards for finding the most unusual and the largest items. He then presented Jacob Seal with a certificate and a gift card for collecting the most debris (in pounds). He thanked everyone that participated in the event and noted that the next waterway clean-up will take place in April 2024.

Mr. Lo Bello thanked the South Florida Water Management District for lowering the water level in the lake which made it easier to collect the debris.

5. Quasi-Judicial Proceedings

A. None

6. Public Hearing

A. None

7. Unfinished Business

A. Approval of a Utility Easement within and bordering Community Park to KMR LLC owner of 1501 Forest Hill Boulevard, subject to the Town Attorney legal review and approval.

Mr. Lo Bello noted that the Town Council already approved the site plan for the Montessori school. He noted that the school needs to install a fire sprinkler system with a dedicated water line. He stated that the current property owner is asking for approval of an easement for the water line. The water line would be placed along the east side of Community Park within a 10' x 185' easement. He noted that Mr. Schoech will review the easement agreement to make sure that everything is in order and to make sure that the Town will continue to have access to the easement, if it is granted.

Mr. Schoech noted that while the easement would only be used for the underground waterline and that the property owner would be responsible for the easement, the Town will still have the right to use the easement as long as it does not impede the water line itself.

The Town Council discussed the traffic issues along Forest Hill Boulevard and their concerns with additional traffic due to the school. Mr. Lo Bello noted that the Town Council already approved the site plan for the school. He noted that the Town Council needs to decide if they will or will not approve the easement for the water line.

Vice Mayor Shalhoub asked for audience comments on this issue.

Vivek Ready, owner of the property at 1501 Forest Hill Boulevard – noted that the property is being sold to a third-party, but Guidepost Montessori will ultimately become the owners. He noted that all parties are generally favorable with changes to the wording of the easement agreement.

William Murphy, 1841 Evergreen Drive – noted that a water main that belongs to Palm Beach County is currently within that area of the park. Mr. Lo Bello noted that PBC was requiring the school to obtain a 20' wide easement through Community Park and the trees within the proposed easement would have needed to be removed before they would allow the water line for the school.

Ashok Kulkarni, 8131 West Lake Drive – noted that the Town should have had the drawings of the easement available for the public to view during the meeting.

Louise Brandenburg, 1890 Carissa Road – noted her concerns with the traffic and the need for having another school on Forest Hill Boulevard.

Clem Brandenburg, 1890 Carissa Road – also discussed the traffic situation.

Kevin Kloop, 1600 Carandis Road – noted his concerns with the traffic and the safety of the children due to the school's proximity to a medical center in that area.

Mr. Schoech noted that he will draft the license agreement based on the information gathered during the meeting and have it ready for Town Council review during the October 10, 2023 Town Council Meeting.

8. New Business

A. None

9. Audience Comments

No audience comments at this time.

10. Status Report

No status reports to present at this meeting. Status Reports will be provided for the October 10, 2023 Town Council Meeting.

11. Council Comments

President Pro Tem Rodriguez – did not have any comments at this time.

Council Member Gonzalez – did not have any comments at this time.

Council Member Maples – did not have any comments at this time.

Vice Mayor Shalhoub – did not have any comments at this time.

12. Adjournment

Motion made by Council Member Gonzalez to adjourn the meeting at 7:40 PM, seconded by President Pro Tem Rodriguez; Motion approved (4-0).

Robert M. W. Shalhoub, Vice Mayor

Mary Pinkerman, Town Clerk