



**MINUTES OF A REGULAR MEETING OF
THE BOARD OF SUPERVISORS OF
LAKE WORTH DRAINAGE DISTRICT
HELD AT THE DELRAY BEACH OFFICE ON
NOVEMBER 15, 2017 AT 8:30 A.M.**

Board Members Present:

James M. Alderman
John I. Whitworth, III

Harry Raucher
Jeffrey P. Phipps, Sr.

Steve Bedner

1. Call to Order

President Alderman called the meeting to order at 8:30 A.M.

2. Pledge of Allegiance

Mr. Whitworth led the Pledge of Allegiance.

Special Recognition:

The Board of Supervisors honored the late Joyce DuBois Haley and shared their memories of her service on the Board. President Alderman presented a testimonial and proclamation in her honor. Ms. Haley was the first woman elected to the Board of Supervisors and served from 2007 to 2015. During her tenure, she was dedicated to serving the District and its employees. The proclamation will be presented to the family.

3. Agenda Revisions - Robert M. Brown, Executive Director

There were no agenda revisions.

4. Abstentions by Board Members from Items on the Agenda

There were no abstentions.

5. 30-Year Service Recognition

- **Vickie Demerski, Executive Assistant**

Mr. Brown and the Board of Supervisors recognized Ms. Demerski for her service to the District and presented her with a 30-year service pin and two additional days of vacation leave to be used within her anniversary year.

6. General Public Comment

There were no public comments.

CONSENT

7. **Board comment or request to pull items from Consent Agenda**
8. **Approval of minutes, check register and financial statement for the previous month**
9. **Approval of updated appraisal for a surplused portion of abandoned road right-of-way adjacent to Tracts 18-20 on the E-3 Canal. Location: E-3 Canal, 2077, 2105 & 2185 54th Trail South, West Palm Beach (Project #16-7548P.02) - Kelsey Smith, Project Surveyor**
10. **Approval to enter into three-year lease agreement with Dell Financial Services, Inc. – Juan Tobar, IT Manager**
11. **Board vote on Consent Agenda**

A motion was made by Supervisor Raucher to approve the Consent Agenda, seconded by Vice President Bedner and approved unanimously.

DISCUSSION

12. **Approval of surplus, appraisal and sale of a portion of existing easement on the L-1 Canal. Location: 4982 Okeechobee Boulevard & 1958 North Haverhill Road, West Palm Beach (Project #17-10083P.01) - Anne Perry, Right-of-Way Specialist**

Ms. Perry stated that the property owner, Brightworks Okeechobee Haverhill, LLC, is redeveloping lands located at the southeast quadrant of Okeechobee Blvd and Haverhill Road on the north side of the L-1 Canal on behalf of WaWa's. In 1979, the District received a 50' by 10' exclusive easement for the subject area. The property owner requested to purchase the exclusive easement at fair market value.

Staff recommended approval of the surplus and sale of the 500-square foot easement at the fair market appraised price of \$52.00 per square foot, for a total purchase price of \$26,000, subject to staff approval of sketch of description, certificate of title, District Operating Policies and legal and recording fees.

A motion was made by Supervisor Raucher to approve staff's recommendation, seconded by Vice President Bedner and approved unanimously.

13. **Approval of updated appraisal for the surplused 5.165 acres of the S-4E Canal right-of-way to Tuttle Land Development. Location: ¼ mile south of State Road 80 extending 2,400 feet west from State Road 7 in Royal Palm Beach (Project #16-9682P.05) – Robert M. Brown, Executive Director**

Mr. Brown stated that the Board approved the sale and appraisal of 5.165 acres of the S-4E right-of-way in September 2016. As required by District policy, an updated appraisal was conducted in September 2017. The updated appraisal consisted of an assemblage of eight adjacent parcels for an average value of \$221,747 per acre.

The District agreed to average the assemblage value and previous per acre value of \$156,644 for a proposed sale price of \$189,195 per acre.

Staff recommended approval to sell the 5.165 acres of S-4E Canal right-of-way for \$189,195 per acre, for a total purchase price of \$977,192 subject to authorization from the adjacent landowner(s) for modification of the drainage outfall structure and proof of notification of sale to the adjacent landowner(s) per District operating policies.

Mr. Brown indicated that the District had not received confirmation that all adjacent property owners have received certified notice of the sale. Mr. Brown stated that notices to adjacent landowners must be sent via certified mail.

President Alderman inquired regarding the parties' responsibility to notify adjacent landowners of the sale to ensure that the property owners are properly notified and provided an opportunity to participate in the sale. The board discussed notification procedures and the timeframe to allow for responses from adjacent landowners. Staff agreed to review the notification policy and procedures for discussion at a future board meeting.

Ms. Elizabeth Jones from Shutts and Bowen, representing Southern Boulevard Villas, addressed the Board and indicated that she would be sending notice to the adjacent landowners via certified mail and would provide confirmation to the District.

The Board requested that adjacent property owners be provided a minimum of 60 days to respond to the certified notice, and requested that staff review the notification policy for discussion at a future board workshop.

A motion was made by Supervisor Raucher recommending that District counsel work with the purchaser's law firm to send certified letters to the adjacent property owners providing appropriate notification of sale and 60-days for a response to participate in the sale, seconded by Supervisor Phipps and approved unanimously.

Staff recommended approval to sell the 5.165 acres of the S-4E Canal right-of-way for \$189,195 per acre, for a total purchase price of \$977,192 subject to authorization from adjacent landowner for modification of the drainage outfall structure and proof of notification of sale to adjacent landowner(s).

A motion was made by Supervisor Raucher to approve staff's recommendation, seconded by Vice President Bedner and approved unanimously.

STAFF REPORTS

14. Executive Director's Report

Mr. Brown announced that any person wishing to run for the office of Board Supervisor for the Lake Worth Drainage District must submit an intent to run letter to the District prior to the close of the board meeting on December 13, 2017. To date, the District has received letters of intent to run from current board members, Vice President Whitworth and Supervisor Phipps.

Mr. Brown, Supervisor Raucher and other District staff attended the City of Boca Raton's City Council Workshop to provide an overview on the District's Canal Rehabilitation Program and future projects within the city limits.

Director of Operations & Maintenance

Mr. Strowd provided an update on the SCADA project stating that construction and testing has been completed on Control Structures 1, 4 and 17W. Construction and testing is ongoing for the remaining structures and construction is scheduled for completion prior to the end of February 2018. There was a minor delay due to impacts from Hurricane Irma.

Mr. LasCasas provided a progress update on the Canal Rehabilitation Program. Over the past 12 months, the District has cleared a total of 25.06 miles of vegetation on canal rights-of-way (37.69 miles from October 2015 to current):

- LWDD – 14.10 miles
- Contracted services – 9.62 miles
- Developer – 1.34 miles

Director of Administrative Services

Ms. Walker shared a copy of the final dates for 2018 board meetings and indicated that the meeting dates would be published in local papers to provide the required public notice.

Director of Finance

Ms. Hoyt stated that staff is in the process of closing out the fiscal year, and that the District's auditors have mailed annual letters to the Board members. She stated that the audit will begin mid-December and should be complete early 2018.

District Counsel

Mr. Perry stated he spoke with Jim Knight who represented a property owner that recently purchased District right-of-way along the L-34 Canal for use in their site plan. He stated that Palm Beach County objected to the area being incorporated in the site plan and used for density or TDRs.

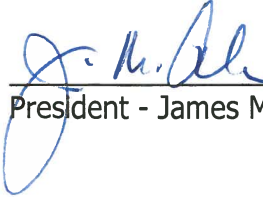
15. Board Comment

Vice President Bedner inquired if the District received a response from the Farm Bureau regarding the offer to purchase their adjacent property. Mr. Brown stated the District has not received a response to the letter mailed to the Farm Bureau board.

Senior Vice President Whitworth inquired about reviewing performance of the legal services contract. Mr. Phipps inquired about protocol for review of the contract. Mr. Bedner stated that Mr. Perry's contract was not reviewed for an increase this year. President Alderman requested that the board be provided a list of accomplishments and performance criteria categories for appropriate performance review of the legal services contract. Ms. Walker will provide performance criteria to the board for review and discussion at a future meeting.

16. Adjourn

There being no further business, the meeting adjourned at 9:50 A.M.



President - James M. Alderman



Recording Secretary - Joann M. Aylor