MINUTES OF A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF LAKE WORTH DRAINAGE DISTRICT HELD AT THE DELRAY BEACH OFFICE ON October 15, 2025 AT 8:30 A.M.

Board Members Present:

John I. Whitworth, III
Jeffrey Phipps, Sr.
Carrie Hill
Stephen Bedner

Board Members Present on the Phone:

James M. Alderman

1. Call to Order

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

2. Pledge of Allegiance

Mr. LasCasas led the Pledge of Allegiance.

3. Services Recognitions

- Steve Bedner, Board Supervisor, 10 Years
- John I. Whitworth III, Board Supervisor, 35 years

Mr. Strowd recognized Stephen Bedner, Board Supervisor, for his 10 years of service on the Board of Supervisors. Mr. Strowd and fellow Board Members thanked Mr. Bedner for his dedication and contributions. Mr. Bedner was presented with an engraved Survey Marker as a token of recognition.

As a follow up to the formal celebration of service held in May 2025, Mr. Strowd recognized John I. Whitworth, Board Supervisor, for his 35 years of service on the Board of Supervisors. Mr. Strowd and fellow Board Members thanked Mr. Whitworth for his dedication and commitment. Mr. Whitworth was presented with an engraved Survey Marker as a token of recognition.

4. Agenda Revisions – Tommy Strowd, Executive Director

There were no agenda revisions.

5. Abstentions by Board Members from Items on the Agenda

There were no abstentions.

6. General Public Comment (limited to 3 minutes)

Mr. Strowd stated there were no general public comments, though there may be some comments on individual agenda items.

CONSENT

7. Approval of minutes, check register and financial statement for the previous month

8. Approval of contract renewal with Mock Roos for General Engineering Services – Anthony LasCasas, Director of Operations & Maintenance

A motion was made by Supervisor Whitworth to approve the Consent Agenda, seconded by Supervisor Phipps and approved unanimously.

DISCUSSION

9. Approval of the surplus and sale of Chancery interest on the L-17 Canal to property owners, Stanley and Deborah Roth. Location: L-17 Canal, 3187 Buccaneer Road, Hypoluxo Village (Project #RI-25-0046) – David Bends, Right-of-Way Interest Supervisor

Ms. Nicole Smith, Permitting Supervisor, presented on behalf of Mr. David Bends, Right-of-Way Interest Supervisor.

Ms. Smith provided an overview of the request to surplus and sell the District's Chancery Case 407 interest within Lot 8 and the west 12 feet of Lot 7, Block 21, Hypoluxo Village, an unrecorded plat. She noted that the property is located on the south side of the L-17 Canal, west of Congress Avenue, and north of Hypoluxo Road.

Ms. Smith explained that in 2025, the Fund submitted a Chancery review request for the property. The District responded, confirming ownership of the north 27 feet of the subject parcel under Chancery Case 407. Attorney Richard "Chip" Carlson was present representing the property owners. Ms. Smith also noted that the District has previously sold its Chancery interests in three other nearby lots within the same subdivision, which have since changed ownership multiple times.

Ms. Smith presented staff's recommendation to declare the portion of the Chancery Case right-of-way within Lot 8 and the west 12 feet of Lot 7 as surplus and eligible for sale. She reported that staff recommended using the Property Appraiser's land value from the 1977 tax year, based on the date the residence was constructed, for valuation purposes. The surplus area totals 0.08 acres (3,486 square feet), and at $0.18 per square foot, the purchase amount would be $633.82.

Ms. Smith further stated that staff recommended releasing the District's Chancery interests within the six remaining lots of Hypoluxo Village using the same methodology. She noted that approval would be subject to the property owners providing an approved sketch and legal description, certification of title, and payment of a $250 legal and recording fee.

Supervisor Whitworth inquired if staff thought this recommendation was reasonable. Staff indicated that the District's Chancery interest is encumbered with a house and pool and that the area of interest lies outside the required right-of-way. Staff indicated it was in the best interest of the District to clear up this right-of-way issue.

Staff recommended approval of using the Property Appraiser's land value from the 1977 tax year, based on the date the residence was constructed, for valuation purposes. The surplus area totals 0.08 acres (3,486 square feet), and at $0.18 per square foot, the purchase amount would be $633.82 subject to the sketch and description, certification of title, and payment of a $250 legal and recording fee.

A motion was made by Supervisor Whitworth to approve the recommendation. Vice President Hill seconded, the motion passed unanimously.

Staff recommended approval to release chancery interest within the six remaining lots within the Hypoluxo Village Plat No.1 unrecorded using the Property Appraiser's land value from the year 1977 for the current owner or future owner, based on the size of the lot.

A motion was made by Supervisor Whitworth to approve the recommendation. Vice President Hill seconded, the motion passed unanimously.

10. Approval to issue a Right-of-Way Permit to Boca West Imp, LLC and SBA Communication Corporation for the installation of two (2) temporary towers within the L-46 Canal Right-of-Way. Location: L-46 Canal; east side of State Road 7 (Hwy 441), south of Glades Road (Project #RW-25-0240) – Nicole Smith, Permit Supervisor

Ms. Smith stated that the Lake Worth Drainage District (LWDD) holds an 80-foot exclusive easement for the L-46 Canal. She noted that on December 17, 1987, LWDD issued a Quit Claim Deed (QCD) to H.A.S. Land Development, Inc. for the L-46 Canal right-of-way (ORB 5516/1948), and on the same date, LWDD received an exclusive easement deed from H.A.S. Land Development, Inc. for the same right-of-way (ORB 5516/1950). On December 6, 2013, LWDD entered into an Assumption of Piping, Paving, and Parking License Agreement with West Imp, LLC (ORB 26488/1294).

Ms. Smith further reported that an initial meeting with the applicant was held on July 2, 2025, followed by a subsequent meeting on August 21, 2025. The right-of-way permit application was submitted on September 29, 2025. The applicant initially requested approval to install a permanent cell tower within LWDD's L-46 Canal right-of-way; however, the request was later modified to allow for the temporary installation of two (2) cell towers within the right-of-way for approximately two to three years during the relocation of their existing tower from Shadowood Plaza to the new site.

Ms. Smith explained that the applicant has begun the formal pre-application process with Palm Beach County, pending LWDD approval prior to submitting for final permitting of the permanent tower location. She emphasized that the cell tower is necessary to maintain reliable cell service in the West Boca area. Ms. Smith also presented a slide illustrating the existing tower location and the proposed new site, located approximately 2,200 feet south of the current location.

Staff recommended approval to issue a Right-of-Way Permit for the temporary installation of the two (2) cell towers within the L-46 Canal right-of-way, subject to the following conditions:

- Cell Tower Permit Fees:
  - Application Fee: $500.00
  - Use Fee: $17,000.00 ($5.00 PSF × 3,400 sq. ft.)
- Utility Permit Fees:
  - Application Fee: $1,700.00 (850′ × $2.00)
  - Use Fee: $17,000.00 (850′ × $20.00)
- Additional Requirements:
  - Proof of liability insurance listing LWDD as an additional insured
  - Written acknowledgement from the underlying fee owner
  - Pipe inspection
- Annual Fees:
  - Years 1–2: $10,000.00 per year
  - Year 3: $25,000.00
  - Year 4: $50,000.00, with the fee doubling each year thereafter until the temporary cell towers and associated facilities are fully removed from the L-46 Canal right-of-way.

A motion was made by Supervisor Whitworth to approve staff recommendation, seconded by Vice President Hill, and approved unanimously.

STAFF REPORTS

11. Executive Director's Report

Mr. Strowd reported on the start of the dry season as indicated by the South Florida Water Management District. Mr. Strowd added that, despite the onset of the dry season, tropical activity and frontal systems can still produce significant precipitation across the region. According to the drought monitor, our region is still under abnormally dry conditions. He stated that Lake Okeechobee levels are currently at 13.85′ NGVD. He further stated that water supply conditions reflect a dry outlook, with the Lake Okeechobee seasonal net inflow classified as dry and at moderate risk for water supply. The multi-seasonal net inflow outlook is also dry, but at a high risk for water supply. Mr. Strowd provided an overview of potential impacts of persistent drought conditions. A copy of his presentation is attached hereto as part of the meeting record.

Ms. Walker reported that a list of 2026 Board meeting dates had been provided for members and that the dates are being prepared for posting and public advertisement in December. She noted that the only deviation from the typical schedule occurs in November, with a proposed workshop on November 10th and the regular meeting on November 18th, which maintains the general timing of the schedule. Ms. Walker asked Board members to raise any concerns regarding the dates promptly so adjustments can be made before the calendar is finalized.

Ms. Walker also announced for the record that two board seats are up for election in January 2026: Sub-District 2 (currently Steve Bedner) and Sub-District 4 (currently Carrie Hill). Interested candidates must submit their intent to run by the end of the December board meeting.

12. District Counsel's Report

No additional items to report.

There was a recess called at 9:23 a.m. The meeting was reconvened at 9:28 a.m.

13. Board Reports & Comment

- **Executive Director's Annual Performance Evaluation**

President Bedner announced that an annual evaluation is conducted for all employees, including Mr. Strowd. He proposed that, based on a highly effective evaluation, Mr. Strowd receive a 5% base salary increase and a one-time bonus of 5%. President Bedner stated that this adjustment would bring Mr. Strowd's compensation in line with comparable positions. He then opened the floor for Board discussion and consideration of a motion on the proposal.

A motion was made by Supervisor Phipps to approve the recommendation, seconded by Vice President Hill and approved unanimously.

Ms. Walker informed the Board that Mr. Strowd has entered the DROP retirement program and his official DROP date is November 30, 2031.

14. Adjourn

There being no further business, the meeting adjourned at 9:40 A.M.

President – Stephen Bedner

Recording Secretary – Sandra Acosta