

# TOWN OF PALM BEACH

Office of The Town Clerk

## MINUTES FROM THE SPECIAL TOWN COUNCIL MEETING HELD ON APRIL 28, 2003 REGARDING PALM BEACH PUBLIC ELEMENTARY SCHOOL

### I. CALL TO ORDER AND ROLL CALL

The Special Town Council meeting regarding the Palm Beach Public Elementary School was called to order at 9:30 a.m. on April 28, 2003, in the Town Council Chambers.

On roll call, the following Elected Officials were found to be in attendance:

Mayor Lesly S. Smith  
President William J. Brooks  
President Pro-Tem Norman P. Goldblum  
Councilman Samuel C. McLendon  
Councilman Jack McDonald  
Councilman Allen S. Wyett  
*(not present on roll call—arrived at 9:35 a.m)*

Also attending the meeting were:

Town Manager Peter B. Elwell  
Town Attorney John C. Randolph  
Recreation Director Russell Bitzer  
Recreation Supervisor Alan Brown  
Planning, Zoning & Building Director Robert L. Moore  
Assistant Planning, Zoning & Building Director Veronica Close  
Zoning Administrator Paul Castro  
Planning Administrator Timothy M. Frank  
Town Clerk Mary A. Pollitt

### II. INVOCATION AND PLEDGE OF ALLEGIANCE

Town Clerk Pollitt gave the invocation. President Brooks led the pledge of allegiance.

### III. APPROVAL OF THE AGENDA

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President Pro-Tem Goldblum made a motion to approve the agenda as written. Councilman McLendon seconded the motion which carried 4-0 on roll call as Councilman Wyett had not yet arrived at the meeting.

**IV. PRESENTATION OF REVISED SITE PLAN FOR PALM BEACH PUBLIC SCHOOL** [Kris Garrison, Planning Director, Palm Beach County School district, and the School District's Design Team]

Ms. Garrison reported the State Department of Education approved Palm Beach County as a Charter School District resulting in the ability to look at factors beyond previously considered factors in the Castaldi analysis, the demolition decision making analysis. She continued that the Castaldi analysis was waived with the result being that other factors beyond the State's formula could be considered in the determination of the demolition of a building or the existing Media Center.

Ms. Garrison said that Architect Young Song developed a design concept that retained the ball field in its existing location with the demolition and reconstruction of the existing media center, and the new design maintains the 1921 building as previously discussed.

Councilman McLendon asked if the location of the existing dugouts on the ball field were relocated?

Ms. Garrison responded nothing that exists has been removed.

Councilman Wyett questioned the 'locally financed' note on the plan regarding the demolition of the media center.

Ms. Garrison explained that State funding could not be used for the building, but local money could be used, and the Palm Beach County School District has a discretionary 2 mills which could be used to finance certificates of participation. She added that is considered local funding; although assistance from Palm Beach would be welcome but the note did not mean that.

Councilman Wyett said he was concerned with the receiving area on Seaview Avenue, a very narrow, busy street, and it could be hazardous as shown on the plan.

Ms. Garrison replied the architect utilized everything that would fit on the site, and deliveries tend to occur off hours, not during the peak loading and unloading periods of the students.

President Pro-Tem Goldblum observed the delivery trucks would have more room under the new plan than they currently have.

Town Manager Elwell observed the architect achieved the two primary objectives as stated by the Town regarding saving the 1921 building and the green space including the

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ball field. He continued, while achieving those two goals, the amount of on-site parking has been reduced with the traffic circulation re-designed and a new structure is shown north of the basketball court where currently an open space play area exists.

President Brooks said sacrifices and compromises were made by the School Board, the Recreation Advisory Committee, and the parents considering the land the School Board does own and the Town shares with them.

Councilman Wyett questioned the number of parking places on-site.

Ms. Garrison responded the plan included 19 parking places, similar to the current plan, and building on the partnership with the Town, requested 9 on-street parking spaces be assigned to the Public School for parent/volunteer parking. She added the School Board will continue negotiating with the 4 Arts Society attempting to work out a formal arrangement with them.

President Brooks noted the speed limit is only 15 m.p.h. in that area, strictly enforced by the Police Department; however, parking will always be a problem in the area.

Mayor Smith said the two issues brought up by the Council and the public during the many previous meetings were the green space including saving the ball fields and the basketball court and the media center, with both issues being accomplished with the new site plan.

Councilman Wyett asked how many students were currently accommodated in the public school?

Ms. Garrison replied the new school was designed to accommodate the same number of students as presently attend the school, and the number was approximately 435.

Councilman Wyett asked if the class room sizes were designed to meet the new Constitutional amendment limiting class sizes?

Ms. Garrison said the plan was designed under the existing educational specifications and does not reflect Constitutional Amendment No. 9. She said the subject was complicated, and if schools have design flexibility, a 'quad-pod' approach is used where the sizes of the spaces can be changed by rearranging the non-load bearing walls.

Ms. Garrison requested the Town's assistance pursuing grant funds, perhaps related to historical grants, or any additional funding to supplement the budget would be appreciated.

Ms. Garrison said the School Board had not reached consensus on the fate of the West Campus parcel, and the School Board requested additional information be provided. She continued they seemed to be interested in exploring joint use of the building; however, no decision was made.

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Town Manager Elwell said the Town could assist with both grants and/or any necessary documentation in any way possible.

Mayor Smith suggested Ms. Garrison take a recommendation back to the School Board that they entertain offers for the west property as it does not seem fiscally prudent to sit on a building that will not be used for several years. She continued that the School Board may want to determine the worth of the property knowing that the 4 Arts Society is interested in the property and has contacted the School Board to that effect.

Councilman McLendon said the school taxes paid by residents provide incentive for the request for aid from the Town. He stated he was not inclined to provide anything further.

Mayor Smith responded she had not mentioned aid at this meeting; however, an entire new plan has been presented with a new scheme, and Ms. Garrison requested aid from the Town to gather grant money.

Town Manager Elwell replied that one thing that has changed, based on the freedom the School Board now has to address this project differently than before a chartered district status was declared, and that is the request for assistance with parking issues that are controlled by the Town and some in-kind help seeking grants. He said he heard that the School Board would appreciate any financial assistance, but they were not explicitly requesting financial assistance.

Ms. Garrison said the School Board would appreciate assistance in pursuing grants, and the 1921 building would be a good candidate for grants; although any other type of local funding would be appreciated, but the primary request was for the assistance in obtaining grants.

President Pro-Tem Goldblum said he would like to emphasize that prudent business practice would be the sale of the west campus to defray the costs of improvements to the new school, and the property should not sit idly.

President Brooks reported that the 4 Arts Society recently announced plans to develop a new garden with the upgrading of the existing sculpture garden with the contract awarded to Morgan Wheelock, a Town resident.

President Pro-Tem Goldblum added that the Town's public library is located in the 4 Arts complex.

Councilman Wyett said, at a previous meeting, indications were given that the 4 Arts, in conjunction with the purchase of the west property, would offer parking to the school which was paramount to the plan. He asked that a parking agreement be worked out with the 4 Arts Society or, if that is not possible, another source of parking be found.

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Mayor Smith said the 4 Arts Society is currently providing parking for the school, and during recent meetings with the 4 Arts, the Society has no intention of changing the parking arrangement currently in place with the public school. She continued that if the west building were sold to the 4 Arts Society, they would be very happy to enter into a written agreement in perpetuity with the school for parking.

President Brooks asked for public comment.

Gail Coniglio, Seaview Advisory Commission President, asked if the building where the cafeteria would be located will be a two story building?

Architect Young Song responded the building is planned as a one story building. Responding to Ms. Coniglio's next question regarding the placement of classrooms on top of the one story structure, Ms. Song said the existing State and local requirements state that all the primary and kindergarten functions have to be on the first floor.

Ms. Coniglio stated her concern was losing all the green space to the first floor classrooms which is currently used daily by both the public school and the Recreation Center. She added that several groups used the space continuously, and the basketball court will be surrounded by a chain link fence.

Ms. Coniglio continued that she was concerned with the Seaview deliveries regarding the safety issues and the delivery times, because of the parking problems on the street. She asked if a guard will be maintained at the corner of Seaview and Cocoanut Row where the bus drop off will be?

Ms. Coniglio added that the \$2 million derived from the sale of the west campus may not be a viable choice in the long run, because no room is left for expansion if the property is sold, and \$2 million is not a lot of money compared to the rising real estate prices in Palm Beach. She said the School Board, at their meeting, discussed upgrading both the east and west campuses, selling the west side or mutual use, or moth balling the west building. She continued that the west campus gymnasium is not currently being used; however, it is probably the only new school in Palm Beach County that has a gymnasium, and the question is, 'Do we want to lose that?'

Ms. Coniglio concluded that huge advances have been made; however, the best interests of the pupils and the Town, long range, in the future should be considered.

Ms. Garrison, responding to one of Ms. Coniglio's statements, said the Board will work with the Recreation staff regarding the best placement of a chain link fence for the perimeter, security fence.

Ms. Garrison said the current parking agreement with the 4 Arts Society is a gentleman's agreement.

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Wendy Victor, Landmarks Commission, questioned if the design for the new school was changed and if the footprint should be approved before the design was presented?

Ms. Song replied that most of the building components were almost identical with the exception that the two story classrooms became wider and shorter to accommodate requirements with the exterior elevations very similar to what the Landmarks Commission has already seen and approved.

Councilman Wyett questioned where the pupils would play while they are currently playing in an area where the new building will be built?

Ms. Garrison responded the covered play area is where the demolished media building had been, and the ball field is on the School Board's property.

Councilman Wyett said, after observing the children playing outside, that it appeared the playground was not large enough presently.

James Gavigan, Recreation Advisory Commission member, commented that if the School Board sells the west building, green space will be lost, and he urged that the west campus be kept and possibly used for administration purposes or parking. Mr. Gavigan said that Royal Palm Way has many problems with the new bridge, road construction, and the new school which could develop into a real problem with all the traffic.

President Brooks asked Ms. Garrison to quantify the amount of green space that would be lost with the new design?

Ms. Garrison responded the ball field and the basketball area have been preserved and that is property owned by the School District. She added the design does not impact any of the Town-owned property.

Mr. Gavigan said if the new footprint was not adopted, the old footprint allowed for a non-congested area with the present fields, but the new addition creates a more congested area, and green space is lost.

Ms. Garrison replied the School Board did not intend to sell the property to make money, and the emphasis has been on rebuilding Palm Beach Public to current educational standards. She continued that consideration was given to using the existing footprint and meet the required educational standards, but unfortunately the standards changed dramatically starting with the 1921 building. She added this is an opportunity to do the planning all at one time, and the west campus is divided by a roadway which is not the way a campus would be designed today with the security concerns for the children. She said the emphasis was to have the school on one campus.

Mr. Gavigan asked if the west campus could be used for parking or administration purposes?

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Ms. Garrison responded that was one of the team's earliest ideas, but support of that concept from the Town seemed doubtful; however, the School Board may be willing to consider that if the Town supported the idea.

Milissa Agnello, Recreation Advisory Commission, said 2400 square feet of green space would be lost if this plan is constructed resulting in more green space for the school and less for the Rec Center.

Marilyn Brady, School Principal, said the land is shared with the Rec Center all day and plans for the future could be worked out to allow Rec Center participants to use the area inside the chain link fence. She added the school recess area will be the covered area where the pupils will be out of the sun and play in the shade.

Jack Thompson, Headmaster of Palm Beach Day School, said he concurred with Ms. Brady's comments.

Ms. Coniglio asked if the 4 Arts was considered as an intergovernment relationship which would allow for no other bids for the property?

Mayor Smith replied the answer was 'no'.

Ms. Coniglio asked that the possibility of a developer buying the property for condominium development be considered.

Planning, Zoning & Building Director Robert Moore responded the building on the west campus is a landmarked structure, and the Town takes the position that the structure cannot be demolished. He continued if the structure were demolished, the lot would support one single family residence for a developer and might not be worth the \$2 million price for a single family residence. Mr. Moore said the Town has not been involved in the parking agreement between the 4 Arts Society and Palm Beach Public, and the Town would look at the parking issue with the Town Attorney when final approvals would come through.

Mr. Moore added that, as Ms. Garrison pointed out, the Town has a joint use with the school involving the green space. He said the Landmarks Commission gave a conceptual review of the school and did not hold a full review with an approval. He said the Landmarks Commission maintains that final approval of the design should be given by the Landmarks Commission.

Mayor Smith asked Mr. Moore to comment on the possibility of condominiums being built on the west campus site.

Mr. Moore responded that, at one time, the Zoning Ordinance had a section PUD 4 which did provide for conversion of buildings that were of a historic nature into a residential character; however, that section was removed from the Ordinance in the mid 90's. He stated the property is designated as single family R-B low density zoning.

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Bill Bone, member of the Recreation Advisory Commission, said he has long been a proponent of letting the experts do a job without hindrance, and the architect has done outstanding work. He continued the charter status has been a good change allowing the architect to design a building that will work for the Town and the School Board. Mr. Bone requested the architects and Principal Marilyn Brady to truly make sharing of the green space joint use as it is presently done. He added that the covered play area should not be incorporated within the perimeter wall, but the school building itself could be inside the perimeter wall for safety concerns, and all the green space should be open to all residents of the Town.

Mr. Bone said he went to the School Board meeting and voiced his opinion not to sell the west campus. He said if the goal is to keep the school on one side of the street, the compromises made are about as good as the Town can hope for, and the 4 Arts can be trusted to work with the Town and the School Board if the 4 Arts Society is the highest bidder on the property.

Ms. Garrison, responding to one of Mr. Bone's concerns regarding the sharing of green space, said the School Board will work with the local government and the head of security for the School District to assure the community has access to the facility and the facility is also safe.

Councilman Wyett asked what the total number of staff employees was?

Mrs. Brady responded the number is 48.

Councilman Wyett said the parking is short approximately 10 spaces with 16 spaces provided on site and the 4 Arts providing 20.

Town Manager Elwell said he understood the 4 Arts would supply ample parking for the school employees that would be memorialized in an agreement as they do presently.

Councilman Wyett said he wanted to see an agreement with the 4 Arts Society, if the property is sold, to cover all the needs of the school.

**President Pro-Tem Goldblum made a motion that the Town Council accept the new plan voted by the School Board; that they negotiate for the sale of the west campus to the 4 Arts Society with enough parking places.**

Mr. Moore said before the motion was seconded, he would request an additional condition that Ms. Garrison and Ms. Song bring the plan for approval to the Landmarks Preservation Commission.

**President Pro-Tem Goldblum added 'the plan to be approved by the Landmarks Commission.'**

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Mayor Smith said the sale of the property to the 4 Arts Society cannot be tied into a motion as the sale has to go to bid.

Attorney Randolph said the Town Council could request the School Board pursue the sale of the property, but it cannot be demanded.

**President Pro-Tem Goldblum changed the motion to: 'The Council okays the new footprint of the school; that they use their best effort to work with 4 Arts to sell that property and obtain enough parking for additional cars; and go to the Landmarks Commission with a final design for approval.'**

**The motion was seconded by Councilman McLendon.**

Councilman Wyett suggested the School Board come up with adequate parking as a condition of the approval; therefore, eliminating any conditions about who buys the property. He asked that the motion be amended to eliminate the 4 Arts and say the school must negotiate and come up with enough parking.

President Brooks requested Councilman Wyett hold that amendment until other Council members were heard.

Councilman McDonald said he did not like the word 'adequate' or 'enough' and said the parking should be quantified with the maker of the motion establishing what those spaces have to be. He added if the number of employees is 48, then the parking spaces should be 48 and questioned if volunteers should be included in the number required parking spaces. He said he did not know the correct number but would like the number quantified.

Town Manager Elwell said a requirement exists for the number of parking spaces for this type and size of property in the Zoning Code.

Mr. Moore responded he believed the required number of parking spaces is 35, and 48 spaces are currently supplied.

Mayor Smith said her concern is for the green space, as expressed by Mr. Bone, and that the green space will be available for the use of all the children—Day School, Recreation Center, and the Public School.

Mayor Smith added that, not as part of the motion, she appreciated the fact that the 85 ft. of the School Board's property that has the ball field on it will be maintained for the benefit of the Town, the Recreation Center.

Councilman Wyett said the parking requirements in the Code seem to be inadequate to the needs of parking by employees and volunteers. He said he thought the required proper number for parking spaces should be 60.

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Ellen Sussman, Chair of the Academic Excellence Committee for Palm Beach Public School, said she visits the school 2 or 3 mornings a week and has been for 3 years. She said she has never had a problem parking at the school, because the parking lot at the Society of the 4 Arts always has many parking spaces. She added neither she nor the 40 or 50 tutors who work there during the school day have any parking problems, and this issue has been blown out of proportion.

President Brooks restated the motion: a motion to accept the plan as presented by Ms. Garrison today, and to that, the Mayor requested Ms. Coniglio's and Mr. Bone's concerns regarding the open access to the green space with the input of the Security Chief; Mr. Wyett wants to add a specific number of parking spaces as Mr. McDonald wanted also.

Ms. Garrison requested the number of parking spaces be reconsidered as this number crosses over the line of what is reasonable—the Code requires 35 which is a reasonable number. She continued the school wants more spaces than that and will do everything in their power to assure they have long term commitments for the needed parking. She said the current plan has the same number of parking places that are currently in use.

Councilman McDonald asked Mr. Moore if the 35 parking spaces was the correct amount for a building that contained 435 students and 48 employees plus volunteers?

Mr. Moore responded that is the Code requirement under the school provision, under the Town's Zoning Code. He said the school is going to provide additional parking spaces other than on site as they currently do at the 4 Arts which is approximately 40 spaces.

Ms. Garrison said a required Town high number of parking spaces could cause financial implications.

Principal Brady added that the 4 Arts Society does not limit the school to a certain number of parking spaces currently, and the number is whatever is needed. She said she had never heard of an exact number.

*(the following is a verbatim transcript)*

Town Manager Elwell:

"I would like to take a whack at a compromise, and I do at the appropriate time have some other bulleted items that I think constitute the conditions that you have been discussing. Specifically, to that number let me ask whether, since the current arrangement is unlimited, there will be some memorialization, we all hope of a permanent arrangement, which may or may not include a number. We know that today the staffing requirements are 48. We also know that there are 16 spaces provided, I think was the number, or (*correction*) 19 on site. It would seem prudent that we might identify a number as the minimum with the expectation and desire that the memorialized agreement might, in fact, be as open-ended as the informal agreement has been, but at least there would be a piece of paper that could be shown to the Town that there will be a minimum of 'x' number of spaces provided at the 4 Arts, and my recommendation to you

would be, based on the numbers we have heard today, that because we have 19 already in this design and ample parking available in the 4 Arts, that number perhaps be 50 rather than 60. My suggestion, how I come up with 50, recognizing that it may need a little discussion and reaction from the school is that we have the 48 employees today and we don't know what the future might bring there. The 50 would be net of the 19 on site, so you are only talking about 31 additional spaces, and they are using more than that today in the 4 Arts and one thing we have not talked about here in the summary part of the meeting but was discussed earlier, and I think should be incorporated into the approval, is the fact that we can, in fact, work with the school. There is no one else who needs those spaces that are on street, immediately adjacent to the school property, and we should in the partnership with which this project has been moving look at the appropriate regulations that the Town might place on the daytime use of those spaces for the benefit of the school. All of which would work together then to provide enough parking for the staff and for the visitors to the school.

President Brooks:

Thank you. Mr. Wyett.

Councilman Wyett:

The number of spaces is almost academic. There is no financial implication that you were referring to. All it is, that if you should sell the property to 4 Arts, we are suggesting or requiring that you negotiate 'x' spaces. I do take into account that there was testimony by the academic director. There is plenty of space over at the 4 Arts....sorry, still got it wrong....there are plenty of spaces over the 4 Arts prior to 2:00 p.m. and everyday up to 2:00 p.m. on Tuesday, so all of this is a matter of saying to the 4 Arts when you do make your negotiations is that we need to reserve a minimum of, and I suggest that figure should be 50, because you have plenty of visitors that cost nothing and maybe there are a couple of hundred spaces there. It is not important how many...they are not going to have a fight.

President Brooks:

Before you go, Mr. Elwell, let me ask Mr. Wyett if we couldn't go with what the Code requires and then Mr. Goldblum's motion, the request to go over and above that through the 4 Arts, but, Mr. Elwell, you go ahead.

Town Manager Elwell:

I just wanted to observe that I don't think we should be so specific as to what the agreement with the 4 Arts might say—that the condition—we are all thinking that way because we are hopeful that will bear fruit, but the conditions should not be so specific as to that because we don't know, in fact, if that will be the way the off-street parking is provided, and that's why I think 50 additional beyond what is on site would be more than we might reasonably expect. Whether it is 35 because that is what the code requires or 50 because we know there are 48 staff people, there is a number, I think, that would be a reasonable number to say is the condition for total off-street parking, whether it is the 19 on-site in combination whether it's 4 Arts or some other off location, that the total off-

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street parking that would need to be provided would be a certain number: 35 or 50 are the two numbers being discussed.

Councilman Wyett:

Peter, I don't want to see any off-street on Cocoanut, counter to the count, because that should be reserved for school use -- parents coming, visitors coming, and because that street has to be looked at over a 50 year period of time, you can't count on that parking. You don't know what will happen on that street over the next 50 years, so where 4 Arts has plenty of parking, I don't think there is going to be a problem. If you want to be general, I can be general, but there should be an approximate of 60 spaces between on-site and off-site parking, because that is really what the school uses. No, it's not too much. There are 47 people who work there..

President Brooks:

That's way too much, 60, it's unreasonable.

Councilman Wyett:

Call it 50 then. There are 47 cars coming just to service the school every day. That's without the volunteers.

President Brooks:

Well, we heard Mrs. Sussman's testimony that she has never had a problem parking. I think 60 is onerous.

Joe Lehman:

Joe Lehman, Tutor at the Palm Beach Public School, and I am just amazed at what I am hearing right now. I tutor twice a week for the last two years. I have never had a problem parking during the time that I come. I have never heard from any other tutor and I speak to them all the time. There has never been a parking problem and why somebody is making a 20 minute argument of how many parking spaces you need is just beyond my belief, and I just beg you people to leave it to the common sense of that gentleman and this lady and the School Board. They know what they are doing, and I would just leave it to them. I think your compromise is wonderful.

President Brooks:

Thank you, sir. Mr. McDonald.

Councilman McDonald:

Mr. Lehman, you may be correct; however, the reason is because you have unlimited parking today. I mean, you have use of however many spaces they have. So, if you didn't have those spaces, would you have a problem? It's a rhetorical question. I don't need you to respond to it, but I am just saying that you are sure you have parking because you've got the whole lot. If there are 70 spaces there, you've got them all. So, there won't be any difficulty with parking today, but we are trying to look a little beyond that, and also you know the people in this Town are more concerned about parking than

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almost any other issue. So, we do need to dig into it and talk about it and come up with the right number. I think 50 is okay. Thank you, Mr. Brooks.

President Brooks:

Thank you, Mr. McDonald. May I remind everyone we have a first and a second. I'm not yet ready to call the question, but I would like to (*conclude*) this thing and, you know, that is a reasonable number, I think is the Code, with the condition of the 4 Arts, and I understand we cannot make that part and parcel, but I think this is the way we should look at it.

Town Manager Elwell:

When you have agreed on that number, I'm ready to recite for you also the other conditions of approval that I think you want to place on this, but I think you should first try to decide whether it is 35 or some other number.

President Pro-Tem Goldblum:

The Code calls for 35 and I would put it in my motion at 35 and whatever other deal we make, we make. We might even be able to make a deal with the Day School with their lot north of Seaview.

President Brooks:

Their attendance now is 13,999 and when they build a new center, they are going to go to 16,602, so I would back off that one.

Mayor Smith:

If I could say one thing, under the Strategic Plan, we are going to be doing a traffic and parking survey for the entire Town of Palm Beach. We will have a better idea when that comes out, and if the number needs to be modified, it can be modified at a later date. We may discover that they don't even need 35 spaces, but the one thing we did discover at the Strategic Plan, was that the parking in the Town of Palm Beach is under utilized. There are parking places all along the Lake that are not being used. There are lots that are not being used. This is a Town, where, if I am going to that school or that house, I want to park right in front of it, and if I can't, I have a parking problem. We have to think more of the New York mentality where you might walk 4 or 5 blocks and nobody complains. I think this is something we can look into and the 35 number is reasonable at this time.

President Brooks:

Thank you. Mr. Elwell, I think...

Town Manager Elwell:

I'll go ahead and recite the conditions as I understand them using the 35 number. **So, the first condition would be: a minimum total of 35 off-street parking spaces; that would include what is on this site as well as what might be provided by agreement**

elsewhere; that the final plan be brought back to the Landmarks Preservation Commission for review and approval; that the Town-owned joint use greenspaces and the school-owned joint use greenspaces not be separated with a barrier, chain link fence or otherwise; that the Town urges the School Board to entertain offers on the west property.

President Brooks:  
Should that be part of the motion?

Mayor Smith:  
No.

Town Manager Elwell:  
I think that urging them could be part of it. I'll get Attorney Randolph to advise –urging them could be part of it. You could choose not to make a part of it. You could choose not to make any of these items a part of it if you are not comfortable.

President Brooks:  
Now, don't confuse us now, because you have been doing great, but I'm just thinking why don't we stop at the joint use that is not barricaded and if someone wishes to make a motion which would be an exhortation more than anything in fact for the Palm Beach County School Board to look at the Society of the 4 Arts, that's fine. That is up to the Council.

Town Manager Elwell:  
You can't require, but you can urge, and if you want to do that by a separate motion, that's fine. Why don't we take that out of this. So, that is not a condition.

President Pro-Tem Goldblum:  
I agree.

Town Manager Elwell:  
Then, I would like to suggest to you please two additional conditions, because they were the only two things that Ms. Garrison officially asked for of us today, and I think we can provide these in the spirit of cooperation and how far the plan has come, we ought to, which is that **the Town will assist with the pursuit of historic preservation grant funds to contribute to this project, and that the Town will assist with the parking situation by addressing on-street parking regulations in the area immediately adjacent to the school in an undefined manner. I'm not saying exactly how we'll do that, but together with the Police Chief, we will look at that, and we will do everything we can to facilitate the use of those spaces for the school during the hours the school needs them.**

President Brooks:  
Let me go to the motion maker.

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President Pro-Tem Goldblum:  
I accept.

President Brooks:  
Let me go to the second.

Councilman McLendon:  
All right.

President Brooks:  
Is there any other discussion? Let me call the question. Please take the roll.

*(end of verbatim transcript)*

**On roll call, the motion carried 5-0.**

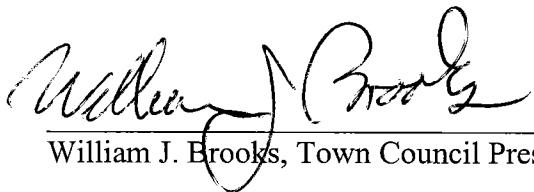
**President Pro-Tem Goldblum made a motion to have the School Board consider taking action of selling the west property, getting a price on it knowing it is a landmarked property and it cannot be changed. Councilman McLendon seconded the motion. On roll call the motion carried 3-2 with President Pro-Tem Goldblum, Councilman McLendon and President Brooks casting affirmative votes and Councilman McDonald and Councilman Wyett casting negative votes.**

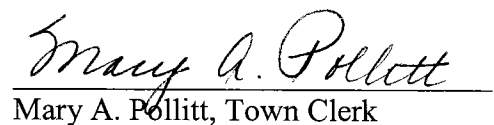
**V. ANY OTHER MATTERS**

There were no other matters.

**VI. ADJOURNMENT**

The meeting was adjourned at 10:55 a.m.

  
\_\_\_\_\_  
William J. Brooks, Town Council President

  
\_\_\_\_\_  
Mary A. Pollitt, Town Clerk