

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, March 11, 2025
6:30 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, March 11, 2025, commencing at 6:30 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Michael J. Napoleone, Mayor; John T. McGovern, Vice Mayor; Tanya Siskind, Councilwoman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Village Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

1. **CALL TO ORDER** – Mayor Napoleone called the meeting to order at 7:00 p.m.
2. **INVOCATION** – Cantor Rachel Slusky, Temple Beth Torah, delivered the invocation.
3. **PLEDGE OF ALLEGIANCE** – Mayor Napoleone led the Pledge of Allegiance.

Mayor Napoleone called for a Moment of Silence for Wellington Community High School (WCHS) Student and longtime Village employee Robert “Bob” Basehart who both passed away.

4. **APPROVAL OF AGENDA**

Mr. Barnes indicated staff recommended approval of the Agenda as amended.

1. Move Item 7D, Authorization To Award A Task Order To Provide Engineering Consulting Services For Roadway, Drainage, Landscaping, Irrigation And Lighting Improvements For The Proposed Construction Of A Roundabout Located At Lake Worth Road And 120th Avenue, to the Regular Agenda as Item 9B.

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve the Agenda as amended.

5. **CONSIDERATION OF EXTENDED TIME REQUESTS BY INTERESTED PARTIES FOR QUASI-JUDICIAL HEARINGS, IF ANY**

There were no requests to consider.

6. PRESENTATIONS AND PROCLAMATIONS

- A. 25-6999** RECOGNITION OF THE WELLINGTON COMMUNITY HIGH SCHOOL CHEERLEADING TEAM FOR WINNING THE 2025 FHSAA 2A EXTRA LARGE NON-TUMBLING STATE CHAMPIONSHIP

Mr. Barnes introduced the item.

Ian Williams provided comments about the WCHS Cheerleading Team and named the awards won by the team.

Heather Brodnicki, Wellington Community High School Head Cheerleading Coach, and Assistant Coach Emily Mozdierz thanked the Council and community for their support. Ms. Brodnicki discussed statistics and accomplishments of the team.

The Village Council congratulated the WCHS Cheerleading Team.

- B. 25-7038** RECOGNITION OF MS. DIANTONIO, TEACHER AT PANTHER RUN ELEMENTARY, FOR HER LIFESAVING EFFORTS IN SAVING A STUDENT

Mr. Barnes introduced the item.

Ian Williams provided comments regarding Ms. Diantonio, Teacher at Panther Run Elementary, who saved a student's life.

Risa Suarez, Principal of Panther Run Elementary, spoke about Ms. Diantonio's demeanor and stated she is a phenomenal teacher. She recognized Dr. Green and Nathalie Drahos, Assistant Principal, who were in the audience

Ms. Diantonio thanked the student for being brave and stated she is proud of her.

The Village Council commended Ms. Diantonio.

- C. 25-7023** PRESENTATION OF AUDIT RESULTS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Mr. Barnes introduced the item.

Ms. Quickel introduced Ana Acevedo, Director of Financial and Administrative Services, and Nicholas Martin, CBIZ CPAs PC, serving as the auditor for the Village.

Mr. Martin presented the Annual Comprehensive Financial Report for the Village of Wellington for the fiscal year ended September 30, 2024.

Ms. Quickel thanked Ms. Acevedo and Marisol Pearson for their efforts in putting the information together.

The Village Council provided comments and extended their thanks to Mr. Martin, and Ms. Quickel and team for their hard work.

7. CONSENT AGENDA

- A. 25-7001** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF FEBRUARY 11, 2025
- B. 24-6772** AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE SOUTH SHORE BOULEVARD FORCEMAIN REPLACEMENT PHASE 2 PROJECT 2) EXECUTE A TASK ORDER FOR CONSTRUCTION

PHASE SERVICES FOR THE SOUTH SHORE BOULEVARD
FORCEMAIN REPLACEMENT PHASE 2 PROJECT

- C. **25-7015** AUTHORIZATION TO UTILIZE A CITY OF BOYNTON BEACH CONTRACT FOR LIME SLUDGE HAULING AND DISPOSAL SERVICES
- D. **25-6971** ~~AUTHORIZATION TO AWARD A TASK ORDER TO PROVIDE ENGINEERING CONSULTING SERVICES FOR ROADWAY, DRAINAGE, LANDSCAPING, IRRIGATION AND LIGHTING IMPROVEMENTS FOR THE PROPOSED CONSTRUCTION OF A ROUNDABOUT LOCATED AT LAKE WORTH ROAD AND 120TH AVENUE~~ **(THIS ITEM MOVED TO THE REGULAR AGENDA AS ITEM 9B)**
- E. **25-7020** 1) APPROVAL OF RESOLUTION NO. R2025-11 TO ENTER INTO A LOCAL AGENCY PROGRAM AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT; AND PROVIDING AN EFFECTIVE DATE; and 2) APPROVAL OF RESOLUTION NO. R2025-12 AMENDING THE FISCAL YEAR 2024-2025 GAS TAX CAPITAL FUND BUDGET FOR FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL AGENCY PROGRAM AGREEMENT FUNDS AWARDED TO THE GREENBRIAR BOULEVARD REBUILD & BICYCLE LANES PROJECT; AND PROVIDING AN EFFECTIVE DATE.
- F. **25-6997** RESOLUTION NO. R2025-08 (INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY FOR SIX (6) CENT LOCAL OPTION FUEL TAX)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING THE RENEWAL OF THE INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY TO RE-DETERMINE, RE-ADOPT AND RATIFY THE EXISTING DISTRIBUTION FORMULA FOR SIX (6) CENT LOCAL OPTION FUEL TAX; AND PROVIDING AN EFFECTIVE DATE.
- G. **25-6987** RESOLUTION NO. R2025-13 (AGREEMENT WITH SOUTH SHORE HOTEL ASSOCIATES, LLC. FOR LANDSCAPE, HEDGING, AND PARKING AREA IMPROVEMENT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AN AGREEMENT FOR LANDSCAPE, HEDGING, AND PARKING AREA IMPROVEMENT BETWEEN THE VILLAGE OF WELLINGTON AND SOUTH SHORE HOTEL ASSOCIATES, LLC; AND PROVIDING AN EFFECTIVE DATE.
- H. **25-7016** RESOLUTION NO. R2025-10 (LOCK-UP STORAGE/LA MEDICAL EASEMENT ABANDONMENTS)
- A RESOLUTION OF THE WELLINGTON'S COUNCIL ABANDONING A PORTION OF A 12-FOOT WIDE WATER AND SEWER EASEMENT AND A 30-FOOT WIDE PRIVATE ROADWAY EASEMENT, TOTALING APPROXIMATELY 10,480 SQUARE FEET, LOCATED

WITHIN THE IORIZZO PROJECT, MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes indicated staff recommended approval of the Consent Agenda as amended.

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve the Consent Agenda as amended.

8. PUBLIC HEARINGS

A. 25-7014 ORDINANCE NO. 2025-04 (K-PARK)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMUNITY FACILITIES TO MIXED USE, TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMERCIAL TO MIXED USE, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 71.28 ACRES LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-04 by title.

Mr. Stillings entered the file into record and spoke about the location, acreage, FLUM, and zoning designation for K-Park. He explained the amendment and site history. Mr. Stillings showed a graphic of the current and proposed FLUM map. He discussed the staff analysis and said this a Village initiated amendment. The Planning, Zoning and Adjustment Board (PZAB) recommended approval at their February 19, 2025 meeting and referenced the Findings of Fact.

Public Hearing

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Councilwoman Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

Mayor Napoleone spoke about clarification of what this item does.

Mr. Stillings stated this item is regarding the land use and the zoning will come back as a companion to the master plan.

Vice Mayor McGovern inquired about next steps and the Alderman Lease.

Mr. Barnes spoke regarding the lease.

Councilwoman Antuña asked if there would be any more comprehensive plan amendments for the property.

Mr. Stillings stated for this property, this is it.

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Ordinance No. 2025-04 (K-Park) as presented on first reading.

B. 25-6981 ORDINANCE NO. 2025-05 (APPEALS TO CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 5, ARTICLE I, SECTION 5-2, SUBSECTION 113 (CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS) OF THE CODE OF ORDINANCES TO CLARIFY THE PROCEDURES FOR APPEALING A DECISION OF THE BUILDING OFFICIAL TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced this item.

Ms. Hall read Ordinance No. 2025-05 by title.

Ms. Cohen stated this ordinance is to implement procedures currently lacking in the code and would mirror the appeals procedures for the Planning, Zoning and Adjustment Board (PZAB). She stated it clarifies the process.

Public Hearing

A motion was made by Councilwoman Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Councilwoman Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to close the public hearing.

Mayor Napoleone confirmed the purpose of the ordinance.

A motion was made by Councilwoman Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0) to approve Ordinance No. 2025-05 (Appeals To Construction Board Of Adjustment And Appeals) as presented on first reading.

9. REGULAR AGENDA

A. 25-6975 APPOINTMENT OF COUNCIL MEMBER TO NEGOTIATE RENEWAL OF VILLAGE ATTORNEY CONTRACT

Mr. Barnes introduced this item. He said he provided Council a copy of Ms. Cohen's contract as requested.

Mayor Napoleone asked who negotiated the contract last time.

Mr. Barnes stated Mayor Napoleone negotiated the last contract.

Councilwoman Silvestri nominated Vice Mayor McGovern to negotiate the Village Attorney's contract.

It was Council consensus for Vice Mayor McGovern to negotiate the contract.

B. 25-6971 AUTHORIZATION TO AWARD A TASK ORDER TO PROVIDE ENGINEERING CONSULTING SERVICES FOR ROADWAY, DRAINAGE, LANDSCAPING, IRRIGATION AND LIGHTING

IMPROVEMENTS FOR THE PROPOSED CONSTRUCTION OF A
ROUNDBOUT LOCATED AT LAKE WORTH ROAD AND 120TH
AVENUE

This Item was formerly Consent Agenda Item 7D.

Mr. Barnes introduced this item.

Mr. Reinsvold showed Council a location map and explained the project. He also discussed the task order scope. He referenced the project background and relayed staff's public engagement efforts. In addition, Mr. Reinsvold discussed the project scope and benefits. He presented the next steps and alternate timeline pending grant approval.

Councilwoman Silvestri asked how much would the grant cover.

Mayor Napoleone discussed not pushing the project out.

Mr. Reinsvold responded to Council's questions and stated staff recommends approval.

Councilwoman Antuña asked if staff had applied for the grant.

Vice Mayor McGovern discussed the importance of this to residents and inquired about the traffic light near Polo Park.

Mr. Reinsvold stated staff had applied for the grant and provided an update regarding the traffic light. He said they are expecting to start within the next month.

There was further discussion about the roundabout.

Councilwoman Silvestri asked how much did they agree to contribute to the roundabout.

Mr. Reinsvold replied \$200,000.

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Silvestri, and unanimously passed (5-0) for Authorization To Award A Task Order To Provide Engineering Consulting Services For Roadway, Drainage, Landscaping, Irrigation And Lighting Improvements For The Proposed Construction Of A Roundabout Located At Lake Worth Road And 120th Avenue.

10. PUBLIC COMMENT

1. Jeff Browning submitted a card but was not present to speak.

11. ATTORNEY'S REPORT

MS. COHEN: Ms. Cohen presented the following report:

Ms. Cohen provided an update about the 130 Violations Case. She stated the date of the hearing is April 1, 2025.

12. MANAGER'S REPORT

MR. BARNES: Mr. Barnes presented the following report:

The Next Council Meeting will be held on Tuesday, April 8, 2025 at 6:30 pm.

The Agenda Review Meeting scheduled for Monday, March 24, 2025 and the Regular Council Meeting for Tuesday, March 25, 2025 have been canceled.

Mr. Barnes spoke regarding Mr. Basehart's passing.

Mayor Napoleone stated Mr. Basehart will be missed.

13. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

- Councilwoman Silvestri waived comment.

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- Councilwoman Siskind waived comment.

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

- Councilwoman Antuña commended Village staff, Jenifer Brito, Palm Beach County Sheriff's Office (PBSO) and Palm Beach County Fire Rescue (PBCFR) for their work and efforts regarding Village events.
- Councilwoman Antuña stated the Taste and Toast event was great.

VICE MAYOR MCGOVERN: Vice Mayor McGovern presented the following report:

- Vice Mayor McGovern thanked PBSO and PBCFR for a great Day for Autism event.
- Vice Mayor McGovern thanked staff for the Black History Month Forum and Art Exhibit events.
- Vice Mayor McGovern thanked the Parks and Recreation Department for the opening day for the Little League and softball events.
- Vice Mayor McGovern stated the Women's History Month Tea will be held on Friday afternoon.
- Vice Mayor McGovern offered condolences on the passing of Mr. Basehart and briefly spoke about his leadership and stated he will be missed.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone stated he appointed Ryan Mishkin to PZAB due to his prior appointee's resignation.
- Mayor Napoleone discussed upcoming events for March. He commended staff, PBSO and PBCFR for doing a great job on Wellington events.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 7:51 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk