

MINUTES

SPECIAL MEETING OF THE WELLINGTON VILLAGE COUNCIL

**Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414**

**Wednesday, July 16, 2025
4:30 p.m.**

Pursuant to the foregoing notice, a Special Meeting of the Wellington Council was held on Wednesday, July 16, 2025, commencing at 4:30 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

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

Council Members absent: Maria Antuña, 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 4:30 p.m.
- 2. PLEDGE OF ALLEGIANCE** – Mayor Napoleone led the Pledge of Allegiance.
- 3. APPROVAL OF AGENDA**

Mr. De La Vega indicated staff recommended approval of the Agenda as presented.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind and unanimously passed (4-0), to approve the Agenda as presented.

4. SPECIAL AGENDA ITEM

- A. 25-7244** APPROVAL OF AMENDMENT TO ARTICLE 3, SECTION 3.2 OF THE PURCHASE AND SALE AGREEMENT WITH WELLINGTON PROPERTY OWNER LLC TO EXTEND THE DEADLINE FOR THE INSPECTION PERIOD TO SEPTEMBER 30, 2025

Mr. De La Vega introduced the item.

Ms. Cohen discussed the deadline for the inspection period in the original Purchase and Sale Agreement (PSA) with Wellington Property Owner, LLC and relayed information from staff discussions with the Related Group about the reservoir parcel. She mentioned that during Related's environmental analysis there were issues that came up and they are trying to work through those issues.

Councilman McGovern inquired about the direction the Village would go.

Mayor Napoleone clarified that this is an extension for the Related Group to work out two issues regarding the reservoir and environmental due diligence on the rest of the property. He commented about extending the deadline.

Ms. Cohen stated two months will give the parties time to negotiate a resolution to the issue.

Anjuli Panse, Utilities Director, stated the reservoir parcel is not a part of any stormwater system and utilizes reclaimed water. She reviewed the process and talked about the ponds in the Village. Ms. Panse explained the irrigation function.

Mayor Napoleone inquired about irrigation of the pond and the park.

Ms. Panse responded to Mayor Napoleone's question pertaining to the irrigation of the park.

Ms. Cohen stated the negotiations have not taken place yet.

Mr. George A. Pincus, Esq, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., discussed his recommendation for the amendment and stated the other dates in the PSA agreement remains the same. He commented about the congruity of both of the agreements (Related and the School).

Kevin Ryan discussed the concurrency as it relates to the school property. He spoke about the provision for the irrigation and mentioned extra acreage.

Councilman McGovern queried about the irrigation and connection.

Ms. Panse said there is an existing horizontal directional drill.

Councilman McGovern asked about the Department of Environmental Protection.

Mr. Ryan gave a brief summary regarding the results of environmental testing for the project.

Councilman McGovern inquired about Mr. Pincus's experience with this and other matters and the next deadline after this one.

There was further discussion between the Village Council, Ms. Cohen, Mr. Pincus, Mr. Ryan and Maximillian Kaye regarding the environmental aspects, irrigation, deadlines, number of extensions, approvals process and timelines.

Ms. Cohen referenced the two minor wording changes in the amendment that was placed in Council's amendments folders.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (4-0) to approve the 1st Amendment to the Purchase and Sale Agreement as provided in the amendments folder.

5. PUBLIC COMMENT

Mr. De La Vega indicated there were no comment cards submitted for Public Comment.

6. ATTORNEY'S REPORT

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

Ms. Cohen stated she had no report.

7. MANAGER'S REPORT

MR. DE LA VEGA: Mr. De La Vega presented the following report:

The next Agenda Review meeting will be held on August 7, 2025 at 3:00 pm and will include two Workshop Items.

Councilman McGovern asked Mr. De La Vega for an update about the speed detection cameras.

Mr. De La Vega stated Ms. Coates had sent out an email. He provided an update.

The next Village Council Meeting will be held on August 12, 2025 at 6:30 pm.

Mr. De La Vega informed Council about the upcoming events.

Councilman McGovern asked about the timeline for the Aquatics Facility.

Mr. De La Vega spoke regarding the completion and opening dates for the Aquatics Facility.

8. COUNCIL REPORTS

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

Councilwoman Silvestri stated she had no report.

VICE MAYOR SISKIND: Vice Mayor Siskind presented the following report:

- Vice Mayor Siskind stated she had no report.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern stated he had no report.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

- Mayor Napoleone stated he had no report.

9. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 5:02 PM.

Approved:

Michael J. Napoleone, Mayor

Chevelle D. Hall, Village Clerk