

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Monday, June 9, 2014**

**3:00 PM**

**Village Hall**

## **Village Council Workshop**

*Bob Margolis, Mayor  
John Greene, Vice Mayor  
Matt Willhite, Councilman  
Howard K. Coates Jr., Councilman  
Anne Gerwig, Councilwoman*

**1. CALL TO ORDER**

Mayor Margolis called the meeting to order at 3:00 pm.

**2. REVIEW OF COUNCIL AGENDA**

Mr. Schofield presented the Agenda for the June 10th Council Meeting for discussion and review.

**A. [14-419](#) PRESENTATION BY REPRESENTATIVE MARK PAFFORD**

Mr. Schofield presented the item. There were no changes recommended.

Councilwoman Gerwig indicated the Girl Scouts would be in attendance to lead the pledge and asked if their troop number could be mentioned at the beginning of the meeting.

**B. [14-418](#) PRESENTATION AND DISCUSSION OF PHASE IV CANAL RECLAMATION PROJECT – C-16, C-16A AND C-28 CANALS**

Mr. Schofield presented the item. He stated staff met with residents and there were strong opinions on both sides, but they intended to move forward with clearing the vegetation. He said the question was what to do with canal rights-of-way. Mr. Fleury responded to Council's questions and concerns.

Vice Mayor Greene thought a policy decision needed to be made for consistency, because this issue would keep coming up and each situation would be different.

Mayor Margolis referred to page 37 of Mr. Fleury's presentation where it stated "not doing something would ultimately affect the drainage of over 1,000 homes" and asked Mr. Fleury to emphasize this information in his presentation tomorrow.

Councilwoman Gerwig agreed with removing vegetation and fences or transplanting trees to clear the easements for Village access, but only if it needed to be done.

Vice Mayor Greene asked if the Village was being proactive in notifying residents ahead of time about clearing canal banks, since some seemed to be unaware of the project. Mr. Schofield indicated staff had a 24 month plan and they could post the maps on the website to inform the residents.

Councilwoman Gerwig suggested putting the information in the water bills mailed to the residents.

**C. [14-434](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF APRIL 22, 2014**

Mr. Schofield presented the item. There were no changes recommended.

**D. [13-0425](#) AUTHORIZATION TO AWARD A CONTRACT FOR ROADWAY STRIPING AND PAVEMENT MARKING SERVICES**

Mr. Schofield presented the item. Mr. Fleury explained the need for the

services. Mr. Barnes and Mr. Fleury answered Council's questions regarding cost. There were no changes recommended.

- E. [14-67](#) AUTHORIZATION TO RENEW EXISTING CONTRACTS FOR ANNUAL ASPHALT MILLING AND RESURFACING VILLAGE-WIDE
- Mr. Schofield presented the item. Mr. Fleury reviewed the pricing of the contracts. There were no changes recommended.
- F. [14-325](#) AUTHORIZATION TO AWARD A CONTRACT FOR OLYMPIA PARK SHADE STRUCTURES
- Mr. Schofield presented the item. Mr. Barnes explained the need to replace the shade structures. There were no changes recommended.
- G. [14-351](#) AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE LANDSCAPE MAINTENANCE SERVICES FOR UTILITY LIFT STATIONS AND WELL SITES
- Mr. Schofield presented the item. Mr. Barnes explained the vendor issues that prompted the rebidding of this contract and responded to Council's questions. There were no changes recommended.
- H. [14-382](#) RESOLUTION NO. R2014-32 (FAMILY VISION CENTER PLAT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE FAMILY VISION CENTER PLAT FOR A 1.164 ACRE PARCEL LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 9 AND 10, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- Mr. Schofield presented the item. Mr. Barnes indicated this was a boundary plat for the Family Vision Center. There were no changes recommended.
- I. [14-431](#) RESOLUTION NO. R2014-33 (CHILDREN'S SERVICES COUNCIL OF PALM BEACH COUNTY)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL SUPPORTING THE CHILDREN'S SERVICES COUNCIL OF PALM BEACH COUNTY IN ITS MISSION, SERVICES AND ACTIVITIES; AND PROVIDING AN EFFECTIVE DATE.
- Mr. Schofield presented the item. There were no changes recommended.
- J. [14-403](#) PURCHASE OF ADDITIONAL MICROSOFT LICENSES
- Mr. Schofield presented the item. There were no changes recommended.
- K. [14-374](#) ORDINANCE NO. 2014-06 (ARTICLE 6 AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE VILLAGE OF WELLINGTON BY REPEALING ARTICLE 6, CHAPTER 12, TEMPORARY SUSPENSION OF THE PROHIBITION OF THE USE OF TENTS AS STALLS WITHIN CERTAIN AREAS OF THE EQUESTRIAN OVERLAY ZONING DISTRICT; AMENDING ARTICLE 6, CHAPTER 10, SECTION 6.10.9.D "USE OF TENTS AS TEMPORARY STALLS" TO INCLUDE PROVISIONS FOR NATURAL DISASTERS; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield presented the item. Mr. Stillings stated this was a code amendment to address the time limitation for utilizing temporary tents after natural disasters. Mr. Stillings, Mr. Barnes and Mr. Schofield replied to Council's questions and concerns.

Councilman Willhite questioned how quick a permit could be issued for a disaster event that damaged a single barn or stall. Mr. Schofield indicated staff always declares an emergency, which often times happens before the next Council Meeting, but they bring it to Council for ratification. He stated the issuance of one permit could be done on a declaration of emergency ratified by Council and the same suspension could go into place.

L. [14-383](#)

ORDINANCE NO. 2014-23 (ARTICLE 14)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING ARTICLE 14, ENFORCEMENT PROCEEDINGS AND PENALTIES OF THE LAND DEVELOPMENT REGULATIONS OF THE VILLAGE OF WELLINGTON; TO PROHIBIT THE ISSUANCE OF BUILDING PERMITS AND ALLOW SUSPENSION OF ISSUED PERMITS, ALLOW SUSPENSION OF THE CONDUCTING OF INSPECTIONS AND/OR THE GRANTING OF CERTIFICATES OF COMPLETION OR OCCUPANCY FOR PROPERTIES WITH OPEN CODE VIOLATION CASES OR OUTSTANDING CODE ENFORCEMENT LIENS OR FINES; TO PROHIBIT THE PROCESSING AND CONSIDERATION OF LAND DEVELOPMENT AND/OR USE APPROVAL APPLICATIONS FOR PROPERTIES WITH OPEN CODES ENFORCEMENT CASES AND/OR OUTSTANDING CODE ENFORCEMENT LIENS AND/OR FINES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield presented the item. Mr. Basehart reviewed the changes included in this ordinance regarding outstanding code violations or liens. Mr. Basehart and Ms. Cohen answered Council's questions.

Councilman Willhite questioned, if PBSO detail was hired by someone who did not have a Special Use Permit, how they could enforce a code violation on that site. Mr. Schofield indicated he would ask Captain Hart that question when they meet on Wednesday.

Councilman Willhite noted an error on page 362 that stated the Planning, Zoning and Adjustment Board “unanimously” recommended approval 5-1.

Councilman Willhite indicated he did not support changing the department of Planning and Zoning to Planning and Development Services because he believed the department oversaw development but did not develop. He thought the constant name changing was confusing and inconsistent as illustrated throughout the material in front of them.

Councilwoman Gerwig also noted typos on page 366, line 16. Mr. Basehart stated the corrections would be made.

**M.**     [14-408](#)

ORDINANCE NO. 2014-19 (FIREARMS AND DANGEROUS INSTRUMENTS)

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING SECTION 38-82 OF CHAPTER 38, ARTICLE III OF WELLINGTON’S CODE OF ORDINANCES RELATING TO FIREARMS AND DANGEROUS INSTRUMENTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield presented the item. Ms. Cohen indicated this was the second reading and reviewed the language changes made to this ordinance. Ms. Cohen responded to Council’s questions.

Councilman Willhite asked if page 2, line 16, should state “these matters are regulated and preempted by State/Federal Law.” Ms. Cohen indicated they could add a conflicts clause stating the ordinance does not conflict with State or Federal Law to clarify the Village does not intend to regulate in an area it is not supposed to.

**N.**     [14-416](#)

ORDINANCE NO. 2014-24 (BOARDS AND COMMITTEES)

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL AMENDING CHAPTER 2, ARTICLE VI, 2-292 ENTITLED “REMOVAL OF BOARD AND COMMITTEE MEMBERS”; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield presented the item. Ms. Cohen indicated this was the first reading and reviewed the language changes made to the ordinance. She replied to Council’s questions.

Mayor Margolis indicated Council still needed to appoint some At-Large members. Ms. Rodriguez stated she would provide a list of the open appointments to Council.

Councilman Willhite asked Ms. Cohen do provide a legend for the different colors used in the backup information, as he did not know the difference between purple and orange.

### **3. WORKSHOP**

### **4. ATTORNEY'S COMMENTS**

- Ms. Cohen reminded Council of the shade session tomorrow night at 5:00 pm to discuss the lawsuit of Palm Beach Polo, Inc. vs. The Village of Wellington.
- Ms. Cohen stated the first meeting of the Charter Review Task Force was scheduled for June 25th at 4:00 pm.

### **5. MANAGER COMMENTS**

- Mr. Schofield stated Congressman Deutch would like to speak at the Council Meeting on October 21st. Council agreed to have him speak.
- Mr. Schofield said Council may want to consider taking a position on Minto West, as he was questioned by one member of Council about it. He stated the planning staff looked at Minto West and some issues impacted Wellington. However, he did not believe they would be in a position to make a recommendation tomorrow. He stated he wanted like Council to review the information and then let him know if they wanted to take an official position on it.

Mayor Margolis asked Mr. Schofield if he could also provide Council with an update on the other developments.

Councilman Willhite indicated he brought this up because of lack of funding for infrastructure and amenities in the Western Communities, yet they want to develop. He believed if they expected to have 6,500 houses and 1.4 million square feet of commercial in the middle of Loxahatchee, they needed to have some infrastructure ready. He wanted Council to understand the impact this would have on the Village. He stated the County Planning and Zoning Board voted against it.

- Councilman Willhite did not think Council needed a facilitator, as they have come up with a list of topics and an order of importance. Mr. Schofield explained staff spoke to Mr. Lyle Sumek about coming in and doing some prioritization. He said if Council wanted to move ahead, Mr. Sumek was ready to do his phone calls with Council. However, it was entirely up to Council.

Councilwoman Gerwig asked for a cost estimate. Mr. Barnes stated if they take it to the end of the project, his base cost is \$22,000 and the other expenses would bring it close to \$25,000.

Councilman Willhite believed they did not need to talk to Mr. Sumek or the added expense until they got through their visioning sessions.

Mayor Margolis indicated he had been through the process and it cost much more than \$25,000. He wanted to see Mr. Sumek's contract and what he planned to do. Mr. Schofield noted he would distribute Mr. Sumek's contract to Council.

Vice Mayor Greene asked why they would get a facilitator in this late in the game. He said he did not know Mr. Sumek, but stated he had a contract with the Village with an effective date of March 1, 2007 and the fees were \$24,999. Mr. Schofield indicated that was not nearly the amount Mr. Sumek charged, as there were several of those charges.

Councilwoman Gerwig stated for the record, she was not approached by anyone regarding Mr. Sumek.

Councilman Willhite thought that number raised a concern. Mr. Schofield stated in full disclosure, in 2008 he saw a bill for \$118,000 from Mr. Sumek. He said Mr. Sumek earned his money, but they were not recommending going through that kind of detail again.

Vice Mayor Greene asked how Mr. Sumek got involved with the visioning session. Mr. Schofield stated there was discussion early on about doing this with staff and then pursuing some professional help. He said if Council wanted to move forward they were looking at \$22,000 with some incidentals of approximately \$2,000, but he would not go over \$25,000. Vice Mayor Greene indicated he had no interest in Mr. Sumek.

Councilwoman Gerwig agreed. She thought this was not the right time to get someone involved. However, once Council has gone through the entire process maybe someone could help them analyze it and break it down.

Mr. Schofield noted he had his direction and consensus.

- Mr. Schofield indicated some K-Park proposals were going to be presented at the Chamber. He said he was not sending senior staff, but he would probably have it observed.
- Mr. Schofield mentioned he had a request from the Palm Beach Post to be added to the Village's distribution list D, which is essentially Council. He stated the Post was entitled to any record they wished, but he was hesitant to add someone to an internal distribution list because litigation matters are occasionally discussed.

Ms. Cohen said sometimes people from the outside send personal email not realizing it, but it would not be considered a public record since it has nothing to do with public business. She indicated if she wanted to communicate with Council in a one-way direction about a lawsuit, they would not be able to do that without waiving their attorney/client privilege.

Mayor Margolis stated his opinion has been to put in a request if there is an interest in getting a public record. Mr. Schofield said he did not have a problem complying, but they do not provide certain information such as litigation and personal matters. He indicated, as a general matter of policy, he was not adding outside entities to distribution lists.

Ms. Cohen agreed and recommended the Village not do that. However, she said anything requested would be provided. Ms. Cohen stated they could email the requested information, as no one was trying to deny access.

- Mr. Schofield asked Mr. Barnes to update Council on the RFP for K-Park.

Mr. Barnes stated the key issue was how Council wanted to structure the scoring, as the RFP was left wide open based on direction and consensus gained at the Visioning Meeting.

Mayor Margolis asked if this was an agenda item for a Council decision or if Council was just being given an overview. Mr. Schofield stated staff normally does not bring RFP's forward, but they would like to hear from Council before sending it out.

Mr. Basehart indicated the following five scoring criteria were listed on page 8 of the proposed RFP:

1. Background qualifications, experience and expertise as a developer or team with references - maximum 25 points.
2. Ability to financially execute the project, pay for the property and develop it - maximum 20 points.
3. Requirement to have a master plan that illustrates the uses in the development schedule and phasing, basically the development program - maximum 15 points.
4. Project aesthetics, applicants would be required to make graphics showing what the buildings would like conceptually - maximum 15 points.
5. Price, what was offered to pay for the property – maximum 25 points.

Mr. Basehart explained this added up to a maximum potential score of 100. He stated the question was if Council agreed with all five criteria and associated ratios.

Councilman Willhite stated price was important, but it was not his ultimate decision. He would make aesthetics 20 points and price 20 points. He stated this was more about what they wanted K-Park to be and look like, not just the price.

Councilwoman Gerwig did not want price to be less than 20 points. She said if Council likes everything else and they are offered \$1,000 for the property, it would not meet their goals either.

Vice Mayor Greene indicated he had a number of issues with the RFP. He thought when Council discussed this at the Visioning Session, the consensus was to let the innovative and creative minds of developers or interested parties bring ideas back to Council.

Vice Mayor Greene asked, based on the way the RFP is drafted, why they were bothering with the RFP and not just selling K-Park to the highest bidder. He did not want everyone to spend the time and energy to go through the process of putting proposals together or spend tens of thousands of dollars if it was going to come down to the highest price. He thought they were doing a disservice to anyone who wanted to present an idea with broad value and interest to the community.

Vice Mayor Greene stated he did not like the ratios or criteria at all, as they did



not allow people to be innovative. He wanted greater community input and suggested they have a workshop or do a survey to see what is important to the residents.

Councilwoman Gerwig indicated she has always wanted to retain K-Park for parks or open space and has never been for selling the entire piece to the highest bidder for any use. She said she talked to residents and they want local entertainment because they were tired of having to go so far. She thought they knew their community, but she was willing to hear more input from residents at any point. She understood the top dollar value of the frontage and commercial portions of K-Park. She was concerned, even as they talked about their long term goals of acquiring other properties, about running out of multi-purpose fields for recreation as the Village grows.

Vice Mayor Greene stated he was not in a hurry to sell K-Park, as the land would increase in value if no innovative ideas that serve the community are brought forward. He said it was not costing them any money and they were seeing a return from leasing it. He indicated if all they wanted to do was sell land and put a lot of money in the bank, they could systematically go through the Village and start selling parks. He wanted to bring in some services in terms of quality of life and recreation, such as parks or entertainment. He thought they needed to do something that would allow people to bring ideas to this community and make Wellington a destination, whether it is where they live permanently or visit.

Councilman Willhite thought when Council talked about this a month ago, they decided to let people be innovative and submit ideas.

Vice Mayor Greene stated he had been very specific about not having a distribution center with 50 bays and semi-trucks coming in and out all night. He noted they could reject any proposal for any reason.

Councilman Willhite wondered, if someone came up with an all-inclusive plan now, what the market would be driving in six months or a year when the RFP comes back and is awarded. However, he knew K-Park would be talked about until the end of time if something was not done with it. He stated Council had the ability to reject all of the proposals if they did not like them, but they would at least get some ideas if they put out an RFP.

Councilman Willhite said he could not tell them his vision for K-Park. All he knew is that he wanted it to be all-inclusive, not impact the residential aspect to the south and west, benefit the community, not impact the two-lane road it is on, benefit the eight-lane road of 441, and provide services to the residents and visitors of Wellington.

Vice Mayor Greene thought they could manipulate the scoring and interject their own subjective desires and vision for the site and questioned why those five criteria were the most important. Mr. Barnes stated that is why staff needed Council's input.

Mr. Basehart believed most Council members were saying number three should be broadened and raised in point value. Councilman Willhite liked that numbers three and four were separated. He said in one RFP they put the two together and it did not make sense.

Mr. Barnes suggested if Council wanted to increase master plan and project aesthetics, they could look at background and ability to finance the project as one of the same given that generally someone's background would dictate their ability to carry out a project financially and professionally. Councilman Willhite did not care if the applicant had a background in developing if they could fund the project he wanted.

Councilwoman Gerwig thought they had to look at their background and success. Councilman Willhite stated it could be combined with funding.

Mayor Margolis asked about the cost to an applicant to put together an RFP. Mr. Basehart stated it could be \$50,000 or \$60,000.

Mayor Margolis stated when they bought K-Park, the first five acres were for commercial use and the other acres were for civic use. He said he wanted it to be used for a signature park, but they had some opportunity areas for green space. He asked how they could get ideas from people and the developers without having them spend \$50,000 or \$60,000.

Mr. Basehart stated the Village had received about a dozen proposals thus far. He said the people did not seem to have a problem with not having Council direction on the design of the project.

Mayor Margolis asked if the applicants were concerned about the cost of putting together an RFP for the potential purchase of K-Park. Mr. Schofield indicated they were not if they were assured the Village was going to actually award the project. Councilwoman Gerwig stated they could not be assured of that because it was stated in the RFP. Mr. Schofield agreed, as every single bid has a provision indicating the Village can reject it for any reason or no reason, but they rarely reject bids. However, they previously rejected one proposal on this project.

Mayor Margolis asked if the previous RFP was similar to the current RFP. Mr. Barnes indicated it had a considerable amount of detail, requirements and constraints specifically speaking to the kind of project that came in, as it was related to job generation.

Mayor Margolis said his point was that sometimes RFP's can be so specialized that not many people would be able to go through the process, which is maybe why they received only one. Mr. Barnes thought at that time there was only interest on portions of the property.

Vice Mayor Greene stated normally with RFP's they know what they are looking for. But in this case they do not know what they want, yet they have already established the evaluation criteria. He suggested they bring in a small group and have them present a simple conceptual Power Point of ten slides with their broad vision of what meets the needs of the Village. He thought if they built a consensus from Council and support from the community, and they saw some of the ideas brought to the Village, then maybe they could put together a more solid RFP and criteria.

Ms. Cohen stated the Village could accept Letters of Interest. She said if Council liked a particular use for K-Park, they could decide to sit down with

that proposer and negotiate. Vice Mayor Greene had no problem with identifying four or five proposals through Letters of Interest or presentations in lieu of giving someone six months to do their due diligence and submit a business plan.

Vice Mayor Greene asked how the Village could have such a specific RFP when Council did not know what they were looking for. Mr. Barnes stated they used the standard categories on how they evaluate everything, whether it was to cut grass, pave the road, etc. Vice Mayor Greene said he looked at K-Park as a major parcel of land and not a commodity service or product.

Mayor Margolis thought they had consensus from Council to not sell the land to the highest bidder. Mr. Barnes understood they were not just selling a piece of property but looking for a complete package or turnkey package while still respecting the different components and general consensus from the visioning to not constrain it so much.

Mr. Schofield believed at this point Council was not ready for a development RFP. He thought they may be ready for a design competition, which can be done for significantly less. He stated people could submit their ideas with some renderings and basic looks without having to put together finance packages. He said they could do that for \$8,000 or \$10,000 and then go to negotiation from there. Councilman Willhite stated he was not willing to throw out the RFP, as he thought it could be tweaked.

Mayor Margolis stated whenever they put out an RFP, sometimes the applicants have questions regarding the stipulations and they want it to be more specific.

Mr. Barnes clarified this was not a typical RFP for an architect, engineer or other professional service, as the applicants would put in a limited investment in the hopes of getting something back. He explained the applicants for this RFP are not concerned about how much it is going to take and the fact there are no restrictions on it, because they want to purchase the property. He said the applicant would do a cost benefit as to the likelihood of the Village awarding the project and how successful they would be at receiving the award.

Mayor Margolis questioned the RFP process. Mr. Barnes explained staff traditionally reviewed the applicants' backgrounds and financial ability to perform the project as well as make sure they were licensed bidders. He stated it would all be submitted to Council as the Selection Committee.

Mayor Margolis stated they had staff committees in the past provide a recommendation to Council, but in this process they would be bypassing that staff committee and going straight to Council. Mr. Barnes indicated Council would determine who the final Selection Committee would be at final approval of the RFP, whether it be Council, staff or whoever.

Mr. Schofield explained at this point a dozen people put in proposals for K-Park, which meant eleven people would not get it. However, they were willing to spend the money to put it together on the basis the project would be awarded and they had a fair chance at getting the project. He stated Council could control the final product through the selection process. He indicated if a proposal comes in for light industrial, it would not get land use approval

because it is not compatible. He said the applicants had to look at the Village codes and State Statutes to make sure their projects are compatible with the surrounding areas.

Councilwoman Gerwig asked if she would be eliminated from the entire process if one of her clients submitted a proposal and the Village received twenty submittals. Ms. Cohen indicated she could potentially be removed from the process.

Ms. Cohen stated if they did an RFP for something not currently considered a permissible use on that property it would raise some concerns for her with respect to contract zoning. She said if they award the RFP knowing they are proposing something that is not already authorized, it could be a potential issue.

Mayor Margolis asked if most of K-Park was for civic use. Mr. Schofield stated it was civic and the rough equivalent could be light industrial. He said no one would submit a proposal without a contingency for getting entitlements in place. He stated those had to be consistent with their comprehensive plan, the strategic regional plan and the State. However, Ms. Cohen was correct as they could not write a contract that guaranteed they would get approvals.

Mayor Margolis asked if they would have to change the zoning first. Mr. Basehart thought it would be subject to the contract.

Ms. Cohen stated if Council was going to send a signal to the proposer that they would follow through with whatever land use change was necessary, she would suggest Council not sit as the Selection Committee.

Vice Mayor Greene stated he had a hard time asking interested parties to spend tens of thousands of dollars and then have Council decide they do not like any them, which they had the right to do. He said he would rather look at a less expensive option at this stage and have people present their development ideas. He thought Council could narrow down the number of proposals that fit the needs of the community and show the vision they have articulated in previous sessions and this session.

Mr. Schofield stated at this point he did not believe they had consensus to move forward with an RFP. He said he would have staff put together a couple more options for Council to discuss at the next Agenda Review.

Vice Mayor Greene did not want to chase away interested parties, as a lot of interest and good ideas were discussed. He thought if the ideas happened to be the right fit for the Village and produced a strong investment, he did not have a problem with that but did not want it to be a bidding war.

Mayor Margolis asked if Council came to a consensus to not sell the property. Mr. Schofield stated they came to consensus to put together the RFP and at this point they were still talking about the RFP.

Mayor Margolis asked if they needed to give him a consensus to sell the property first. He thought they were going through an effort in futility if the majority of Council did not want to sell the property. Mr. Schofield stated staff would probably agenda this item for the Council Meeting on June 24th.

Vice Mayor Greene indicated the first sentence stated “sealed offers accompanied by proposals to purchase and develop” and he would change that so it would not lock them in. He stated there were a lot of language issues he wanted to address, but it may be premature until they have a valid RFP ready to go. Mr. Schofield indicated Vice Mayor Greene could go through the language with Mr. Basehart.

## **6. COUNCIL COMMENTS**

Vice Mayor Greene stated he heard some discussion throughout the building today regarding the four day versus five day work week and asked Mr. Schofield for an update. Mr. Schofield indicated the five day work week was in the budget and the cost would be about \$100,000 to switch back. He said the five day work week would be for administrative staff. He indicated they would still realize significant savings by leaving the operational staff on four days. He noted it would be effective October 1st, if it happened.

Vice Mayor Greene thought the rumor was the work week change was driven by Council. He said if someone directed Mr. Schofield, he did not know anything about it. However, he thought a lot of personal and lifestyle planning had been based on the current schedule. He did not know if it was the right or the wrong thing to do, but he wanted to look at options in terms of flex time, essential departments, and some of the things Mr. Schofield touched on.

Mr. Schofield stated it was not a rumor. He said he told staff the five day option was in the budget. He explained they did not receive many public complaints about the four day work week because people were there to answer the phone on Fridays, but the public could not enter the building. However, staff was available if someone needed a basic service such as an inspection or had a water issue. He indicated the biggest push back from the four day work week was at the elected level.

Mayor Margolis questioned what would happen if Council directed him to keep it at four days. Mr. Schofield stated he would keep it at four days.

Mayor Margolis asked if he needed direction from Council at an Agenda Review Meeting. Mr. Schofield stated he did not need a direction from Council because it was in the budget and all they needed to do was strike that line item.

Mayor Margolis was not sure when Council directed staff to go to a four day work week. Mr. Schofield explained it was a budgetary item and they originally went to the four day work week to realize a cost savings of about \$500,000. He indicated there was a \$100,000 line item in the budget to open Village Hall five days a week.

Vice Mayor Greene stated the economic impact to the Village and essential services would drive his thoughts in making a decision. He asked if the Village was providing the level of service expected by the residents when they are not open on Fridays. Mr. Schofield indicated employees are in Village Hall to answer phones on Fridays and they will contact the necessary people if a resident has a need.

Councilman Willhite thought there would be no savings because employees

are always in Village Hall on Fridays, and the lights and air conditioning are on. He believed it should be a flexible schedule with someone always available. Mr. Schofield stated they looked at flex scheduling and operationally it was easier to go to five days. He thought there was a net increase of one position in the budget, but some people were moved to Customer Service to cover breaks. Mr. Schofield said he would provide that information to Council.

Councilman Willhite stated a flexible schedule was based on the number of employees in a department. He said if they have ten people, only two people can be off on each day of the week. He noted the County has been doing it for fifteen years and it has been working for them.

Mayor Margolis understood there was no intention of taking the entire workforce back as it would be essentially Village Hall. Mr. Schofield stated he would emphasize that in his upcoming talks with all employees.

Councilman Willhite stated his other concern was they have employees who come in on Fridays to get their work done. Mr. Schofield thought if their work was not getting done Monday through Thursday, it would not get done Monday through Friday.

Vice Mayor Greene believed it was about serving the community. Mayor Margolis thought Council needed more information.

Mayor Margolis pointed out that staff was preparing the budget and questioned the impact if Council decided to not go to five days and go to flex time. Mr. Schofield indicated it would be just a budgetary impact one way or the other.

## **7. ADJOURN**