

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414

Tuesday, February 12, 2019
7:00 p.m.

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, February 12, 2019, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

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

Advisors to the Council: Paul Schofield, Manager; Laurie Cohen, Attorney; Jim Barnes, Assistant Manager; Tanya Quickel, Director of Administrative and Financial Services; and Chevelle D. Nubin, Village Clerk.

1. **CALL TO ORDER** - Mayor Gerwig called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** – Scout Pack 208 led the Pledge of Allegiance.
3. **INVOCATION** – Pastor Peter Bartuska, Christ Community Church, Wellington, delivered the invocation.
4. **APPROVAL OF AGENDA**

Mr. Schofield indicated staff recommended approval of the Agenda as amended:

1) Move Item 6D, Authorization to Award a Contract to provide a Parks and Recreation Master Plan, to the Regular Agenda as Item 8B.

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

5. PRESENTATIONS AND PROCLAMATIONS

There were no presentations or proclamations.

6. CONSENT AGENDA

- A. **19-2673** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF JANUARY 8, 2019 AND JANUARY 22, 2019 AND MINUTES OF

THE ACME IMPROVEMENT DISTRICT ANNUAL LANDOWNERS MEETING OF JANUARY 22, 2019

- B. 19-2665** PALM BEACH CENTRAL HIGH SCHOOL AND WELLINGTON COMMUNITY HIGH SCHOOL PROJECT GRADUATION SPONSORSHIP
- C. 19-2667** 1) RATIFICATION OF AN EMERGENCY PURCHASE TO REPLACE AERATOR NO. 1 IMPELLERS; AND 2) APPROVAL OF RESOLUTION NO. R2019-08 AMENDING THE UTILITY FUND MAINTENANCE BUDGET FOR FISCAL YEAR 2018-2019, BY ALLOCATING FUND BALANCE FOR THE REPLACEMENT OF AERATOR NO. 1 IMPELLERS AT THE WATER RECLAMATION PLANT; AND PROVIDING AN EFFECTIVE DATE
- E. 19-2675** RESOLUTION NO. AC2019-01 (AUTHORIZATION AND APPROVAL OF WARRANTY DEED BETWEEN ACME IMPROVEMENT DISTRICT AND W & W EQUESTRIAN CLUB LLC)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT APPROVING A WARRANTY DEED BETWEEN ACME IMPROVEMENT DISTRICT AND W & W EQUESTRIAN CLUB LLC FOR TRANSFER OF THE REMAINING WATER MANAGEMENT TRACTS AND LAKE REMNANTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield stated staff recommended approval of the Consent Agenda as amended.

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

Mr. Schofield indicated there was a request for an amendment to the minutes and staff will verify that. Otherwise, there were no public comments for the Consent Agenda.

7. PUBLIC HEARINGS

- A. 19-2628** ORDINANCE NO. 2019-02 (AMENDMENT TO CHAPTER 72 ENTITLED "MORTGAGED REAL PROPERTY REGISTRATION" TO PROVIDE AN EXEMPTION TO ENTITIES IDENTIFIED IN 12 U.S.C. §4617(a)(7))

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CERTAIN SECTIONS OF CHAPTER 72 OF THE CODE OF ORDINANCES ENTITLED "MORTGAGED REAL PROPERTY REGISTRATION" TO PROVIDE AN EXEMPTION TO THOSE ENTITIES IDENTIFIED IN 12 U.S.C. §4617(a)(7); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. Ms. Nubin read the Ordinance by title.

Ms. Cohen stated the Village received a letter from the general counsel of the Federal Housing Finance Agency objecting to paying the mortgage foreclosure registration fee. Staff researched the issue and felt it was more expedient to include language in the ordinance that to the extent that they were exempt, the fee would not apply. Ms. Cohen stated the changes are on pages 4 and 5 of the proposed ordinance.

Mayor Gerwig stated her concern, brought up in agenda review yesterday, was that the Village could not go back to redo this if there is a problem in the future. She stated the Village Attorney does not believe that is a problem.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Vice Mayor Drahos, and unanimously passed (5-0) to open the Public Hearing.

There being no further public comments, a motion was made by Councilman Napoleone, seconded by Vice Mayor Drahos, and unanimously passed (5-0), to close the Public Hearing.

A motion was made by Councilman McGovern, seconded by Councilman Napoleone, and unanimously passed (5-0), to approve on first reading Ordinance No. 2019-02 (Amendment to Chapter 72 Entitled "Mortgaged Real Property Registration" to Provide an Exemption to Entities Identified in 12 U.S.C. §4617(a)(7)).

8. REGULAR AGENDA

- A. 19-2638** COUNCIL DIRECTION ON (1) LOCATION OF THE APPROVED MULTI-PURPOSE FIELDS; (2) RECONSTRUCTION OR RELOCATION OF THE COMPETITION POOL; PENDING DIRECTION, (3) AUTHORIZATION TO AWARD TASK ORDERS FOR ENGINEERING/ARCHITECTURAL AND CONSTRUCTION MANAGER AT RISK SERVICES, FOR THE PROJECT

Mr. Schofield introduced the item.

Mr. Barnes stated this is a four-part item. He stated this generally encompasses the property that houses Wellington High School. Based on the last discussion with Council, staff met with the Palm Beach County School District and the Wellington Community High School staff. Mr. Barnes indicated that one decision point is related to the athletic sports field facilities and support facilities that go along with the improvements; and the basis for the design is to try to maximize the Village's use of the facilities. He stated the Village would like to do this without negatively affecting the school's ongoing sports programs, activities and use.

Mayor Gerwig inquired about Greenbriar Park and asked if that exhibit was a part of this presentation.

Mr. Barnes briefly discussed Greenbriar Park improvements in terms of drainage and lighting.

Mayor Gerwig stated she does not support the relocation of the pool.

Mr. Barnes stated the funding discussion this evening is specific to Greenbriar Park due to an actual contract that is already in place for the design of the facility; and the selection of the construction manager was subsequently made. Mr. Barnes stated it needs to be determined if the contract will be transferred and used for this site or at the existing Greenbriar site.

The pool determination is related to an Interlocal agreement that would be required prior to building any of these facilities. The Interlocal agreement would be between the Palm Beach County School District, Palm Beach County and the Village of Wellington. Mr. Barnes stated staff is looking for direction on Greenbriar Park. He stated the other two items on the agenda for discussion is an authorization for Kimley-Horn & Associates to complete a conceptual analysis for this site and Kaufman Lynn Construction to be able to provide pre-construction services related to value analysis and cost estimates.

Mayor Gerwig indicated the Village has already done this for Greenbriar. Mr. Barnes stated the value analysis and cost estimates were not done for Kaufman Lynn.

Mayor Gerwig asked if the two projects could be mixed together, as this discussion was regarding authorization to award the conceptual design phase and task order to Kimley-Horn. Mr. Barnes stated Council already approved the conceptual phase for Greenbriar Park. He said prior to the design phase for Greenbriar, staff evaluated this alternative. He explained if the consensus and direction is to move forward, the analysis/estimates will need to be completed for that effort at the high school site.

Councilman Napoleone stated the Village would be doing the fields at the high school and the Greenbriar property would be saved for a future use. He said staff did a great job proposing the Interlocal Agreement and working with the school regarding the hours of accessing and using the fields. He stated he understood the Interlocal Agreement would give the Village the ability to do it all without the obligation to do it all. He said the Interlocal Agreement would give the Village the right to move or not move the pool to the high school site. Councilman McGovern noted the pool could even be moved at a later date.

Vice Mayor Drahos thought the historical perspective was important for the people who were hearing this for the first time. He indicated it was the will of this Council to expand the Village's recreational resources by providing additional fields for football, lacrosse, soccer, rugby, etc., and they were focusing on Greenbriar Park. He said while they were in the planning phase of Greenbriar, the opportunity at Wellington High School came about. He stated the Village was offered to build the fields on the school property, so they could be used for a community purpose as well as by the students at Wellington High School.

Mr. Barnes stated staff believed they could capitalize on available property and facilities at the high school, and the high school was amenable to that suggestion. He indicated several meetings have resulted in a good workable plan that maintains the needs of the high school and the Village, which would allow Greenbriar Park to remain undeveloped and available for future use.

Vice Mayor Drahos indicated three key points needed to be made clear to the public. He stated this land will be used by Wellington for a community purpose as well as by the students and they needed to tell the people how the Village was going to pay for this.

Mr. Barnes stated the budgeted funds for Greenbriar Park would be from the penny surtax that is distributed among the School District, the County, and the municipalities in Palm Beach

County. He said the Village has accumulated \$10 million thus far towards this project. Vice Mayor Drahos noted the funds needed to be spent on specific things, such as this project.

Vice Mayor Drahos stated the third key point is that the Village can get so much more for their dollar with the existing infrastructure at the high school than starting from scratch at Greenbriar. Mr. Barnes explained when working with an existing facility, they can retrofit and bring in new facilities without the upfront cost of a green field development like Greenbriar Park. Vice Mayor Drahos said the Village will get more for their dollar and get to keep the land.

Mr. Barnes stated the Village initially was going to do a cost benefit analysis with a selected consultant to determine if it made sense to do synthetic turf improvements or natural grass at Greenbriar Park. He said in some cases the synthetic turf scenario is a bit more expensive, but it has a long life span of about eight years with some maintenance. He said natural turf requires yearly major maintenance to keep it in condition and playable. Without going through the cost benefit analysis, he said the general feel was that they would end up with natural turf/grass at Greenbriar.

Mr. Barnes stated with some of the savings, given that this is not a green field development, it would be irresponsible on staff's part to recommend a natural turf facility at the school site for multiple reasons. He said combining the Village's regular heavy use for its recreation and other sports programs with a day-to-day high school use would be a great maintenance burden. He said the high school tries to keep the day-to-day practices off of the game field to maintain some order of appearance, playability and safety. He stated in order for the Village and the high school to have the use they need, and be able to maintain and balance those competing demands, staff is recommending and feels that cost wise it makes sense to go with the synthetic turf application on the four multipurpose fields and the stadium field.

Councilman McGovern noted this would give the Village weekend use of an additional field.

Mayor Gerwig inquired about the cost. Mr. Barnes stated it would be \$10 million plus without the pool, but it would include asphalt tennis courts, basketball courts, maintenance building, restroom, etc. He explained staff used project data from Kaufman Lynn, as they have a current database of costs for these exact facilities, i.e., synthetic fields and natural grass fields, maintenance buildings, press boxes, concession stands. He stated this data was used to provide the Village with a conceptual estimate given the level of detail. He said it is a nice and well drafted plan, but it is still a conceptual illustration. He stated Kaufman Lynn's engineers looked at some additional costing as well. So with the combination of information, the Village is arriving at roughly \$10.5 million. Mr. Barnes noted that number will be refined over time and approving the two contracts will help get a better number in order to jump into design, at whichever facility.

Mayor Gerwig stated she sees a problem with the site. She said the AstroTurf is impervious and does not drain, but natural grass does drain. She stated she did not know where they would put compensating storage, so cut and fill would be the next conversation.

Mayor Gerwig stated the Village is really looking at drafting an agreement with the School Board that will have at least a thirty year life span for this kind of investment, as it is something they are both going to benefit from. She asked what would happen if state law changes and the school is not allowed to give the Village access on weekends to School District property. She asked if there was some way to protect the Village down the road from these kinds of incidents.

Ms. Cohen stated they could not project what the legislature is going to do, but they may be able to explore different options, such as a lease, where the Village would have certain rights.

Mayor Gerwig stated she did not want to subject the schools to no boundaries. She asked what could go wrong down the road. Vice Mayor Drahos indicated this was not a new ground, as the Village has had existing relationships with other schools.

Mr. Barnes stated if there is a change tomorrow, next week, next year, or in ten years, this would not be the only site affected. He said the Village currently has an Interlocal Agreement for the entire quadrangle of softball fields, restroom press box, maintenance/storage building, and multipurpose field parking on school property at Tiger Shark Cove.

Mayor Gerwig asked if there was a timeframe on that Interlocal Agreement. Mr. Barnes stated he could not recall if it was a twenty or thirty year timeframe, but he thought it would be expiring in a few years. He said they would look at doing this new Interlocal Agreement in that same way.

Mr. Barnes indicated that Emerald Cove Middle School, near Equestrian Trails Elementary School at Olympia Park, has a web of property lines that intermingle with shared access points. He stated the property lines are well defined, but one cannot tell where one property line ends and another one starts when on the property. He said that would be impacted considerably by any change and in this scenario it would be a similar situation. He stated the biggest issue, regardless of separation of uses, is shared access, which is one of the benefits and one of the inducements to do these types of projects.

Vice Mayor Drahos stated the point is that Mr. Barnes would not be bringing this proposal to Council unless staff had a successful track record at Emerald Cove and New Horizons. He said staff's impression is that this relationship has worked and they have no reason to believe it will not in the future. Mr. Barnes stated that was correct.

Mayor Gerwig stated, as discussed last night, the stadium field is the first to be done for the benefit of the school. She said other municipalities have gotten their schools to help in providing the AstroTurf fields, which gives them more playing time on their stadium field. She stated the school has been asking for help for a long time, because it is so difficult to maintain the grass. She said the school is letting the Village put the facilities on their property and have access on the weekends and weeknights. She stated ten years from now this may involve a different Council or different high school management, so they need to protect it into the future as best they can in this document.

Councilwoman Siskind stated she thought this would allow the Village to do everything in the plan, but not require them to do everything. She said it meets the needs of the Village as well as the needs of Wellington High School. She stated she thought it would be a great way to maximize the land use.

Councilman McGovern stated he agreed. He said it maximizes fields, it is fiscally responsible and it is a win-win. He thought they would be remiss if they did not fully and completely investigate this opportunity to make it happen. He believed this was the kind of intergovernmental partnership that constituents and citizens that are taxpayers to all of these entities want to see happening. He said he thought they should move forward with this project.

Councilman Napoleone stated the Village will get more use out of the high school site at a lower cost, as they would be getting five fields instead of four, synthetic turf for more playability, basketball courts and eight tennis courts for the residents to use, while Greenbriar Park is preserved for a future use.

Councilman Napoleone asked how the school would stay secure while allowing people onto their property. Mr. Barnes stated school security will be worked out further once the plan is further defined. He explained the Village was working with two groups of School District staff and they would not approve any configuration that would compromise the facility or security. He stated he thought there would be a circulation plan outlining any and all required separation between and among the uses that would allow for comingling of use at the same time. He said there will be security, whether it is fencing, additional circulation restrictions requiring people to park in certain areas, designated areas, etc.

Mr. Barnes indicated that racquetball was not being proposed, as he was the one lone vote. He stated in discussions with the school staff, racquetball presents some challenges when operating and administering the use of the campus during school times with the students, because it hinders visibility for safety and security issues.

Mayor Gerwig indicated there is a wall ball facility. Mr. Barnes stated it could be used by the school and also by the Village Recreation Programs, as soccer uses it for a kickball wall and lacrosse uses for wall ball.

Mayor Gerwig stated the gates would be locked in the distant past and no one was welcomed. She said she wanted to protect this type of an investment and have some assurance they will not have that same situation. She stated everything cannot be completely sure when there is a partner and dissolution can be a real problem. She said she supported going forward and looking at it with the understanding they are getting the real data on how much it is going to cost, how the drainage issues will be addressed, etc.

Mr. Barnes stated staff is confident the facilities will prevent the Village from having irreconcilable differences with the School District and the school. He said staff has discussed access with the school staff and the site will almost preclude them from having that issue. He explained the facilities, investment and property improvements will require management by the Village from a provider/operator standpoint. He stated the School District would still be responsible for the overall property.

Mr. Barnes indicated staff is proposing that the facilities be lit. He stated they would have to look at incorporating lighting for the tennis courts. He said the existing tennis courts are lighted, but the courts have not been used because of their condition.

Mayor Gerwig asked if the electric bill would be shared. Mr. Barnes thought most of the facilities, except for the stadium field, would be used at night time for the Village. He said they would have to figure that out in the Interlocal Agreement and look at separate metering if necessary.

Councilwoman Siskind asked if a dollar value could be put on the land that the School District would be providing in this deal. Mr. Barnes indicated that may be difficult, but they could try. Councilman McGovern suggested putting a value on the land at Greenbriar to know what the Village is keeping, as it could be done either way.

Mayor Gerwig stated the Village has a great relationship with the School District and the Village has been successful with the other projects discussed.

Mayor Gerwig indicated that residents do not know the Village tennis courts by Olympia are available for use after the school day. She stated, with this project, the Village will have more tennis courts that are not managed like the tennis facility. Mr. Barnes stated he was confident the new Parks and Recreation Director will make sure the programs and available facilities will be widely marketed.

Public Comment:

1. Bruce Tumin, 752 Lake Wellington Drive, Wellington. Mr. Tumin recommended that Council remove item two from their vote this evening and leave it for after the public meeting scheduled for tomorrow. He also asked that they think about paying the School Board twice for improving school property.

2. Richard Whalen, 2101 Greenview Shores Blvd, Wellington. Mr. Whalen spoke in favor of the proposed pool project at the proposed school site. He said the Village and the School District have had a great relationship.

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) for Authorization to Award Task Orders to Kimley-Horn & Associates, Inc. and Kaufman Lynn Construction, Inc. to provide Engineering/Architectural and Construction Manager at Risk (CMAR) services; and to move forward with continued negotiations of the Interlocal Agreement with the Palm Beach County School District.

Mayor Gerwig stated she will not vote to move the pool for the reasons she stated. She said she agreed with Mr. Tumin, as the Village is looking at a Recreation Master Plan and many other things. She stated \$2.1 million was spent in 2010, which was a major investment. She said she understands she can vote for this to move forward and portion of it can be left out. She stated if she is voting to award the reconstruction and relocation of the competition pool, then her vote would be a no.

Vice Mayor Drahos thought Mr. Barnes was very clear in his presentation that that is an option for the future. He said Council was not voting on the pool today. Councilman McGovern indicated the pool was not part of his motion at all. Vice Mayor Drahos stated Councilman McGovern's motion was to proceed with Kimley-Horn & Associates, Inc. and Kaufman Lynn Construction, Inc.

Mayor Gerwig stated the pool is item two of the three items presented to Council. Vice Mayor Drahos stated he saw no harm in asking staff to continue discussions with the school, to have a potential option. He said that is all staff is doing, so they do not have to rework it later if they decide they want to do it.

Councilman Napoleone stated if the Village has an Interlocal Agreement with the School District for thirty years, the Village might want to do something with the pool, if not today, in ten or twenty years. He said having it in the Interlocal Agreement gives the Village the ability in the future to do something. He stated he was not voting today to move the pool anywhere. He said he was talking about Greenbriar Park, as the Village needs additional fields. He stated the

Village was moving forward with the fields, but they have now found a better location where they will get more for less.

**B. 18-2581 AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE
A PARKS AND RECREATION MASTER PLAN**

Mr. Schofield introduced the item, which was formerly Consent Item 6D.

Mr. Schofield introduced the item.

Mr. Barnes stated the Parks and Recreation Master Plan is a critical element of continuing the Village's accreditation and quest to stay on the cutting edge while maintaining the standards for the department. He said the Village will have to take a step back and look at where they are at, in terms of facilities, programs and policies, and tie it all together while considering existing and future needs as well as national, state and local trends.

Mr. De La Vega provided a brief background on how the Village selected the consultant, AECOM Technical Services, and the status of the authorization. He explained staff went through a competitive request for qualifications and AECOM was the highest ranked proposer. He stated the Selection Committee recommended negotiating a contract with AECOM, which was done a few months back upon Council's authorization to negotiate. He indicated the original proposal came in at \$177,000 and a reduction of \$27,227 (approximately 15%) was negotiated for a final price of \$149,772.48, for which staff is seeking approval tonight. He stated Mr. Joe Webb with AECOM Technical Services will provide a brief presentation on how these funds will be utilized.

Mr. Webb provided a brief explanation of AECOM's tailored approach to this project. He stated he believed the impetus for this is Wellington's beautiful facilities, system of parks and open spaces. He said their programs and activities are well-run and impeccably done.

Mr. Webb stated the nature of recreation and leisure is changing all over the country as well as in South Florida to keep up with current trends. He said a lot of big changes are happening, so staying focused on their market today and in the future is really important.

Mr. Webb explained it was not just about the Parks and Recreation Master Plan, as it is about how it best integrates with the comprehensive plans, vision plans, and other planning efforts to advance a greater vision for the overall community. He thought that was where a more holistic look would be valuable.

Mr. Webb indicated the objectives are to recheck programs and services to ensure the top priorities of the community are being met and to examine management structure and operations to ensure alignment and efficiency. He stated the nature is changing in a many different ways, but it is important to stay current. He thought a clear roadmap for park acquisition and capital investments as well as maximizing how a park system can advance the Village's protocols and social economic and sustainability goals could be added to the list of objectives.

Mr. Webb stated AECOM put forth a four-step process, with their approach of: 1) learning; 2) exploring; 3) envisioning; and 4) implementing. He said this really means "where are we", "where do we want to be", and "how do we get there".

1. Learning

Mr. Webb stated the learning part involves getting into the demographic trends: what is happening in the community, what are the current programs and trends within the programs, and what are all of the factors that need to be taken into account, what are the existing/ongoing parallel efforts, such as the bicycle and pedestrian plan and how can it be incorporated into the thinking for the future of parks and recreation.

Mr. Webb stated the Village staff is very well attuned and helpful. He said AECOM will be able to rely heavily on them to pull together the information and get good GIS data. He indicated AECOM usually has to build that information, so they are trusting that staff will efficiently provide that to them.

2. Exploring

Mr. Webb stated exploring the needs and priorities is a critical step. He explained his team goes out in the community to talk to people, holds focus group meetings, and interviews Council. He stated eight focus groups, two public workshops, and stakeholder interviews were specified to come up with a dollar figure. He said it did not matter if it was eight or twelve meetings, but they could not say eight and then have thirty-five. He indicated he was flexible, as it was really about his time. He stated if three or four days are assigned to efficiently conduct twelve or fifteen meetings that would be fine. He said it was really about meeting with as many people as possible. He stated the people who are passionate about their recreation or their sport do not want to be left out. He said the people in the focus groups and the stakeholders are his future advocates. He stated he would like to come in at the end and trust they have engaged everybody. He said they cannot say yes to everything, as that is not responsible. He stated everyone should be heard and engaged all the way through the process.

Mr. Webb indicated AECOM has proposed in their scope of work that they come back at the end of the learning process and exploring session, to check in and review what they heard, what they researched, and what they found. He said they will get feedback from Council and the Parks and Recreation Advisory Board to make sure they are hearing things correctly, did not miss anything or miss a group of people.

Mr. Webb stated he was hoping to get ahead in this process from a time scheduling standpoint, as summer is coming up. He said he would like to get all of the public involvement before late June, July, August when people are vacationing or have other things going on.

3. Envisioning

Mr. Webb stated, now that they know where they are and where the people want to go, Envisioning is taking that vision long term. He said they like to vision big and look long term, but pull back to one year action plans, five year strategic plans, as well as ten year and twenty year, to set forth a program for acquisitions, development, and other actions. He indicated it could be short term things, policy changes, or recommendations on pricing structures or cooperative agreements.

4. Implementing

Mr. Webb stated implementation is where it is all put together into a package with clear recommendations and steps on how to get there. He said this package will go back through the

Parks and Recreation Advisory Board as well as Council and AECOM will meet with the community again to see if anything was missed and to really affirm the plan.

Mr. Webb stated the best plans are those of great partnerships. He said he gets that feeling here, because Village staff is really engaged. He explained people get really excited when they get engaged and want to fund the entire program. He said he has to tell them that they cannot do that. He stated in building the enthusiasm, they have to sometimes say the process is as important as the product. He said when people take these things into account and go through the process of engagement, it creates a sense of good will and the best plans.

Mr. Webb indicated the timeframe for this process is typically a year. He thought they could condense that down to nine to ten months, especially with the help of Village staff, as they are already starting to do some of the work. He said he hoped he could get the process up and going and moving quickly. He stated many times AECOM gets mired down during the first part, because they are trying to get information from the city they are working with. He stated a seamless transition and getting off to a quick start will be key.

Mayor Gerwig stated there was passion in this community for things like swimming and baseball. She said she thought they would have a lot of enthusiasm at the front end.

Councilman McGovern asked about all of the companies that will be working with AECOM. Mr. Webb stated they will be the prime consultant and do the vast majority of the work, but they will be working with the following companies:

- Ballard King and Associates, a national company that does recreation programming, will give them the benefit of looking at exactly how programs are run, the staffing levels, the organization infrastructure, and pricing. Ballard King has a very small but critical role in evaluating current recreation programs.
- Cultural Planning Group does not have a big role right now, but they do nationwide planning for arts and culture.
- EPC Institute is the nation's number one statistically valid survey company, as they do surveys with infinite detail and have a key role for a statistically valid survey.
- Citizen is an on-line survey provider that runs a website and is not large amount of money. This provider has probably been negotiated out of the contract and Village staff will probably be used.
- RMPK Funding is located in Jupiter, FL, and will do an outline for grant stacking and recommendations for how the Village can leverage their money through this process to hopefully get more money from the outside.

Mr. Webb stated each of these companies has a specialty and play a minor but critical role.

Mayor Gerwig asked if the art study done about two years ago would be usable. Mr. Barnes thought it would form the basis for AECOM's data collection, but staff would still want AECOM to determine if there is some greater analysis required. He said AECOM would assess to what extent, if any, these kind of additional studies would feed into the actual master plan.

Councilman McGovern indicated the proposal talks about potential uses for a Cultural Arts Center, K-Park, the Town Center, and a new Aquatics Complex. He asked if the Town Center study would be provided and incorporated as well.

Mr. Barnes stated AECOM will gather the information and utilize their expertise together with staff's context expertise, to review the data and determine what can be utilized towards the Master Plan and what is outdated.

Mr. Webb stated AECOM tries to use everything for its relative value. He said the nice thing is the Village has been building up to the CAFR accreditation and AECOM's program is based on that. He stated in compiling all of those things, they have already started gathering the information. He said they will be reviewing and discussing the documents to see if they are helpful or if it was just a good idea at the time.

Mayor Gerwig stated she expected it to be background information and not direct the study. She said she also wanted AECOM to be aware of the information.

Councilwoman Siskind stated her question yesterday at Agenda Review was how much of the information gathered by staff would be utilized. She stated Mr. Webb indicated he would bring a fresh perspective to the way the Village may be doing things and she thought that would add value. She said Mr. Webb will use the data the Village has as well as capture new information.

Councilwoman Siskind asked if AECOM was under contract with Palm Beach County, as there could be some benefit there. Mr. Webb indicated he was not under contract as of yet. He stated they were hoping for as much synthesis as possible to get that leverage and mutual benefit, as all of Palm Beach County is a beautiful place to live. He indicated a meeting with all of the communities in Palm Beach County is held quarterly. He stated it is a great forum to learn from one another, form mutually beneficial ideas, and not duplicate services or compete with one another.

Vice Mayor Drahos stated the Village places a lot of emphasis on Parks and Recreation in Wellington. He said what he liked about AECOM's approach is the check-in point with Council and the Parks and Recreation Advisory Board midway through. He stated the Village has experienced in the past with studies like this that the final product was either not as detailed as expected or that an issue was omitted. He said the check-in point will be important for the Village to ensure that AECOM is on the right track and focusing on the right things.

Vice Mayor Drahos stated, as it relates to the stakeholders, it is important that staff works with Mr. Webb and the presidents and directors of each Village sports program, to make sure everyone is consulted with regard to their input into the study. He said he did not want the study to come out and then hear the president of a youth league was never consulted. He asked that the Village not be put in that position and that staff ensure all stakeholders are contacted.

Mr. Webb stated he has been involved in almost one hundred studies and that he did not want that to happen either. He said they go through this four-step process, with constant check-ins, carefully and methodically to make sure everyone is engaged. He stated it sometimes can be contentious and involve a little more work, but that is better than getting to the end and someone saying no one talked to them.

Councilman McGovern stated the proposal talks about six councilmembers, a mayor, and a Village Manager. He indicated the number of councilmembers is incorrect.

Councilman McGovern said it was stated that they would not be locked into the numbers. He asked, if there needs to be more than eight focus groups, more than two evening meetings, more than ten stakeholder meetings, if AECOM is going to do what needs to be done.

Mr. Webb stated he was flexible and they could work it out. He said the evening meetings are a bigger deal, because they have to bring a lot of staff. He stated meeting with just an individual, which is in the scope, they priced that so a couple here and there is not a big deal. He said if eight stakeholders means eight trips in eight separate days that will be hard. He thought as long as people are working together it will not be a big deal.

Councilman McGovern stated the meetings Vice Mayor Drahos has talked about can be done by phone. Mr. Webb indicated he preferred face-to-face, because he lives nearby. He said if someone is away or prefers to meet by phone that is fine. He stated they try to get as much information up front as possible. He said sometimes the sports groups are very passionate about their particular thing. He stated with everything and everyone there has to be compromise and they try to provide that rational voice in an open, transparent process.

Councilman Napoleone asked, when AECOM is doing their data collection and surveying, how they ensure they are hearing from the silent majority as well as the opposed vocal minority or how are they balancing the true interest of the Village as opposed to those people who are hammering one issue. Mr. Webb stated that was a big part of what AECOM does. He said it will be statistically valid and the sampling will represent an exact cross-section demographically for the community. He explained the questions are asked in a variety of different ways to get what is most important and their highest unmet needs. He said it is important because the sports groups are real passionate and active, but his team has to talk to everyone.

Mr. Webb explained his team tries to put the current users as well as the people not using the facilities in the Parks and Recreation Master Plan. He said all of those other people need to recreate in some way, perhaps by shopping or dining out. He indicated a recent study showed that fifty percent of the people did not know what was offered, which is the number one barrier to participation. He stated one of the first things to go in an economic downturn is publishing of the monthly or quarterly recreation booklets. He said most of the communities that turned to posting that information online lost half of their customers. He stated his team tries really hard to get that cross-section of people. He said there are always people who have more energy to come to meetings and have more opportunity to. He stated they have to reach those people who are working and have busy lives by doing kids' workshops with evening meetings or Saturday mornings to get the true representative of the cross-section and not just the people who shout at them.

Mayor Gerwig asked if the Village has ever done a Recreation Master Plan. Mr. Barnes stated staff has completed varying stages of different Facility Master Plans and a Neighborhood Park Master Plan was started in the 1999-2000 timeframe, but that focused on facilities and not programming. He said the Village has never completed a Parks and Recreation Master Plan.

Mayor Gerwig asked if this plan would cover any economics of the recreation. Mr. Webb stated AECOM as well as Ballard King will look at that. He explained in recreation they talk about the pyramid model of cost recovery when their broad-based community needs should be supported at a greater level, because there is a tradeoff. He indicated, for the individual need type of recreation activities, they tend not to subsidize as much in principle. He said it is a topic right now, because every parks department is under pressure to cost recover. He stated they did not want to do that to the point where they start hurting their residents, as it just is not right.

A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0) for Authorization to Award a Contract to AECOM Technical Services, Inc. to provide a Parks and Recreation Master Plan.

9. PUBLIC FORUM

No comment cards were received from the public for the Public Forum.

10. ATTORNEY'S REPORT

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

- Ms. Cohen stated the complaint to foreclose the Village's municipal lien that arose from the Big Blue/130 Violations case has been filed and the summons was issued on Friday. She provided a handout to Council regarding the parcels that were included in the foreclosure action.

11. MANAGER'S REPORT

MR. SCHOFIELD: Mr. Schofield presented the following report:

- The next Regular Council Meeting will be held on Tuesday, February 26, 2019 at 7:00 p.m.
- The Village will conduct a Town Hall Meeting regarding Town Center on Wednesday, February 13, 2019 at 6:30 p.m. at the Wellington Community Center.
- The Village offices will be closed on Monday, February 18, 2019, in observance of the Presidents' Day Holiday. However, the Village Park gym and fields will be open for normal business hours.

12. COUNCIL REPORTS

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- Councilwoman Siskind stated she attended the League of Yes Special Needs Baseball Showcase on Saturday. She commended Kris Riedell, who is the Executive Director, and stated it was another great event for the parents and children.
- Councilwoman Siskind stated there was great weather for the Lakeside Event and the Green Market winded around the event on the sidewalk and it was well attended. She commended staff for another great Lakeside event and Green Market.
- Councilwoman Siskind stated on Tuesday the Boy Scouts of America added a Wellington Girls Troop 4125. Councilwoman Siskind welcomed the Troop and stated Wellington is glad to have them. She stated she and Councilman McGovern were there and talked to the girls and had a chance to observe some of their meeting.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern stated the one-year memorial of the Marjory Stoneman Douglas Shooting in Parkland is this Thursday. He asked if the tower could be lit in orange.

- Councilman McGovern stated Council received an AT today and one at the end of January regarding two applicants for at large appointments to the Tree Board and the Construction Board of Adjustments & Appeals. He asked if there was Council consensus to appoint the individuals to the boards. There was Council consensus to appoint both applicants to the boards for which they applied.
- Councilman McGovern stated he hopes everyone will attend the Town Hall Meeting tomorrow at 6:30 p.m. at the Community Center.
- Councilman McGovern stated there has been a lot of discussion on social media regarding what is going to be done on Aero Club Drive and encouraged residents to take the survey. Mr. Schofield discussed the survey and the options included in the survey.
- Councilman McGovern stated two major equestrian events took place over the weekend: the Great Charity Challenge and the Masters. He congratulated the people at the Great Charity Challenge and stated they did an amazing job. Councilman McGovern stated he is glad the events were so successful.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report:

- Councilman Napoleone commended Wellington Regional Hospital's treatment of him during his stay.
- Councilman Napoleone stated Sunday was the Day for Autism Event. He stated it was great and had a bigger turnout than last year. Councilman Napoleone commended and acknowledged PBSO Deputy Poritz, Alison Bordeaux, FAU, and staff.

VICE MAYOR DRAHOS: Vice Mayor Drahos presented the following report:

- Vice Mayor Drahos stated it is good to have Councilman Napoleone back.
- Vice Mayor Drahos stated the Day for Autism Event was fantastic. He recognized Councilman Napoleone for being instrumental in the visioning and implementation of the event and stated Councilman Napoleone deserves credit for this. He also commended PBSO Deputy Poritz and the other organizations involved in putting the event together.
- Vice Mayor Drahos inquired about the Aero Club survey. He stated he appreciates Mr. Schofield commenting regarding the survey. Vice Mayor Drahos stated going forward things like this should come at the direction of the Council and Council should be given the opportunity to comment on the content.
- Mayor Gerwig also commented about the survey and discussed some of the comments she heard from residents.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- Mayor Gerwig stated she had the opportunity to visit with her granddaughter this afternoon.
- Mayor Gerwig stated she was able to present to SEU, which is a university that meets at the Christ Fellowship campus on Northlake. Mayor Gerwig stated it was fun and she discussed Home Rule with the students.
- Mayor Gerwig wished everyone a Happy Valentine's Day this coming Thursday and stated there will be food trucks and the tribute band music festival. She also discussed the upcoming Classic Brew Fest that will begin on Saturday.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:41 PM.

Approved:

Anne Gerwig, Mayor

Chevelle D. Nubin, Village Clerk