

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary - Final

Monday, July 15, 2024

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

Michael Napoleone, Mayor
John T. McGovern, Vice Mayor
Tanya Siskind, Councilwoman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman

While this is a public meeting, there will be no opportunity for public comment at this workshop. This workshop will be live streamed, recorded and posted to the Village website for viewing.

1. CALL TO ORDER

Mayor Napoleone called the meeting to order at 4:18 p.m.

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

2. PLEDGE OF ALLEGIANCE**3. REVIEW OF COUNCIL AGENDA**

Mr. Barnes introduced the agenda for the July 16, 2024 Regular Council Meeting for review.

A. [24-6605](#) LEGISLATIVE UPDATE BY DISTRICT 6 PALM BEACH COUNTY COMMISSIONER SARA BAXTER

Mr. Barnes introduced the item. He stated that this was the Legislative Update by District 6 Palm Beach County Commissioner Sara Baxter. He said that she will have a presentation.

Vice Mayor McGovern asked Mr. Barnes if Commissioner Baxter is coming to provide an update.

Mr. Barnes answered a question from Vice Mayor McGovern.

B. [24-6541](#) PRESENTATION OF THE FLORIDA LEAGUE OF MAYORS AND FLORIDA LEAGUE OF CITIES "IF I WERE ELECTED MAYOR" ESSAY CONTEST SECOND PLACE WINNER

Mr. Barnes introduced the item. He stated that this was the Presentation of the Florida League of Mayors and Florida League of Cities "If I Were Elected Mayor" Essay Contest Second Place Winner.

C. [24-6593](#) PALM BEACH COUNTY SHERIFF'S OFFICE DISTRICT 8 WELLINGTON FY24 ANNUAL REPORT PRESENTATION

Mr. Barnes introduced this item. He stated that this was the Palm Beach County Sheriff's Office District 8 Wellington FY24 Annual Report Presentation.

D. [24-6518](#) RESOLUTIONS ADOPTING PRELIMINARY TRIM RATES FOR WELLINGTON, THE ACME IMPROVEMENT DISTRICT AND THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT AS FOLLOWS:

A. RESOLUTION NO. R2024-27 (ADOPTING THE PRELIMINARY AD

VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES FOR THE MUNICIPALITY'S FISCAL YEAR 2024-2025 BUDGET WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. AC2024-05 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE ACME IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION NO. R2024-28 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He said that this was the Resolutions Adopting Preliminary TRIM Rates for Wellington and the Acme Improvement District As Follows: A. Resolution No. R2024-27 (Adopting The Preliminary Ad Valorem Millage Rate for Wellington For Truth-In-Millage ("TRIM") Purposes Within the Jurisdictional Boundaries of Wellington; B. Resolution No. AC2024-05 (Adopting the Preliminary Non-Ad Valorem Assessment Rates for the Acme Improvement District for TRIM Purposes); and C. Resolution No. R2024-28 (Adopting the Preliminary No-Ad Valorem Assessment Rates for the Saddle Trail Park Neighborhood Improvement District For TRIM Purposes).

E. [24-6583](#)

RESOLUTION NO. R2024-26 (FY 2023/2024 MID-YEAR BUDGET AMENDMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2023/2024 GENERAL FUND, ACME FUND, PROFESSIONAL CENTRE FUND, AND ROAD IMPACT CAPITAL FUND BUDGETS; REALLOCATING UTILITIES CAPITAL PROJECT BUDGETS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Resolution No. R2024-26 (FY 2023/2024 Mid-Year Budget Amendment).

Ms. Quickel advised that staff would be updating the agenda item related to the traffic signal for the budget and the revised version would be provided to the Council.

Mr. Barnes said that staff can address the reason for the update in the item related to the signal.

F. [24-6596](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF MAY 28, 2024

Mr. Barnes introduced the item. He stated that this was the Council approval of the Minutes of the Regular Wellington Council Meeting of May 28, 2024. He asked Council to provide comments, if any, to the Clerk's Office.

G. [24-6435](#) AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE WATER RECLAMATION FACILITY (WRF) TRUCK CANOPY REHABILITATION PROJECT AND 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE TRUCK CANOPY REHABILITATION PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization to 1) Award a Contract For the Water Reclamation Facility (WRF) Truck Canopy Rehabilitation Project and 2) Execute A Task Order for Construction Phase Services For The Truck Canopy Rehabilitation Project.

Ms. Panse explained the item. She said that the structure is about 30-years old, and it is in need of rehabilitation. She noted that the project was bid and awarded to FSV Construction Company in the amount of \$186,945; which includes roughly \$17,000 in owner controlled contingency. She mentioned that it includes an approval for a work order for \$17,084 for Hazen and Sawyer for the construction phase services for the project. She noted that these expenditures were included in the Capital Budget.

Mayor Napoleone inquired if staff is happy with the price; notwithstanding, the Village only received one response.

Ms. Panse responded to Mayor Napoleone's inquiry.

H. [24-6588](#)

AUTHORIZATION TO AWARD A TASK ORDER TO KIMLEY-HORN AND ASSOCIATES, INC. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE BOOSTER PUMP STATION NO. 1 IMPROVEMENTS PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization To Award A Task Order To Kimley-Horn And Associates, Inc. To Provide Engineering Consulting Services For The Booster Pump Station No. 1 Improvements Project.

Ms. Panse explained the item. She noted that the Utility Department 5-year Capital Improvement Plan includes a planned project to rehabilitate the station to update the equipment. She discussed what the project would include. She said that the total proposal is for \$298,681 which covers the engineering design, permitting and bid phase services for the project.

I. [24-6589](#)

AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE PEACEFUL WATERS WETLAND REHABILITATION PROJECT 2) EXECUTE A TASK ORDER FOR CONSTRUCTION PHASE SERVICES FOR THE PEACEFUL WATERS WETLAND REHABILITATION PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization To 1) Award A Contract For The Peaceful Waters Wetland Rehabilitation Project; and 2) Execute A Task Order For Construction Phase Services For The Peaceful Waters Wetland Rehabilitation Project.

Ms. Panse explained the item. She mentioned that this is a created man-made wetland that the Village constructed in the early 2000s. She noted that the project was bid and three bids were received. Sherlock Tree Company, Inc. was awarded the bid in the amount of \$176,268.00. Ms. Panse said that the contract includes construction phase services for Hazen and Sawyer and EW Consultants in the amount of \$29,940.00 which does include the preconstruction nesting survey and site reviews during construction for nesting and protected species.

Councilwoman Siskind asked if there is grant funding for this project.

Ms. Quickel answered a question from Councilwoman Siskind.

Mayor Napoleone asked what attributes to the wide disparity in bid prices.

Ms. Panse and Mr. De La Vega answered a question from Mayor Napoleone.

J. [24-6587](#) AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PAYMENTUS CORPORATION TO PROVIDE ELECTRONIC BILLING, MULTI-CHANNEL PAYMENT PROCESSING, AND NOTIFICATION SERVICES

Mr. Barnes introduced the item. He stated that this was the Authorization to Enter Into An Agreement With Paymentus Corporation To Provide Electronic Billing, Multi-Channel Payment Processing, and Notification Services.

Ms. Quickel explained the item. She noted that the Village's Enterprise Resource Planning (ERP) has advised that they are decommissioning our primary utility and non-utility electronic billing system. She said that there is a cost savings and there would be a five to six month implementation process.

Vice Mayor McGovern inquired about the cost savings.

Ms. Quickel responded to Vice Mayor McGovern's inquiry.

Mayor Napoleone commented on the change in systems.

Ms. Quickel and Mr. Silliman responded to Mayor Napoleone's comment.

Vice Mayor Napoleone asked if this is a 7-year agreement.

Ms. Quickel answered a question from Vice Mayor Napoleone.

Vice Mayor McGovern expressed his concerns regarding the 7-year agreement.

Mr. Silliman responded to comments from Vice Mayor McGovern.

Councilwoman Antuña asked if the Village's website would look the same or is the back-end just changing.

Ms. Lockhart answered a question from Councilwoman Antuña.

Mr. Silliman discussed the services that will be offered to residents.

Mayor Napoleone asked about the software changes in the next couple of years.

Mr. Silliman answered a question from Mayor Napoleone.

K. [24-6563](#) AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE

(GMP) AMENDMENT FOR WELLINGTON COMMUNITY PARK FACILITY RENOVATION PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization To Execute A Guaranteed Maximum Price (GMP) Amendment For Wellington Community Park Facility Renovation Project. He noted that this item would be moved to the Regular Agenda as Item 8B.

Mr. Barnes explained the item. He noted the companion item regarding the issue as to the donation agreements that were not received from all of the parties. He said that the Village is waiting to receive the Southfields portion in the amount of \$420,000 remaining in balance out of \$500,000. He noted that the Village received \$2 million from Mallet Hill and Wellington Lifestyle Partners (WLP). He mentioned that Marc Ganzi, President of the Southfields Homeowner Association (HOA), has advised that they are scrambling to pull together a vote of all the owners as they were advised by their attorney that it requires a vote of all their members as opposed to just the executive board. He noted that the board had already authorized the payment. He said that staff would like to discuss assigning the balance to collection, since staff has been working on this since the Council last approved the fourth amendment.

Mayor Napoleone made a comment regarding the commitment of dollars and the demo and reopening of the of the project.

Mr. Barnes responded to Mayor Napoleone's comment.

Mayor Napoleone commented about the reason funding had not been received.

Mr. Barnes responded to Mayor Napoleone's comment. He said that rather than taking the item off of the agenda, staff would request that the Council consider it; and if so, be inclined to approve it. He said that staff would not issue a notice to proceed to the construction contractors until such time as the Village secures all of the donations.

Mayor Napoleone inquired about the status of Southfield getting a meeting held so they could have a proper vote.

Mr. Barnes responded to Mayor Napoleone's inquiry.

Vice Mayor McGovern commented on the executive board.

Ms. Cohen and Mr. De La Vega responded to Vice Mayor McGovern's comment.

Mayor Napoleone asked if the board has to have an in-person meeting.

Mr. Barnes answered a question from Mayor Napoleone.

There was discussion regarding funding, the Council's consideration and approval of the contract.

Mr. De La Vega said that the Wellington Athletic Project continues to move forward. He noted that the groundbreaking is scheduled for September 7, 2024 at noon. He noted that the only setback is the funding.

Mr. Barnes said that Mr. Ganzi has assured that they remain committed to move forward with this. He said that they just need to get the vote from the rest of the owners.

Mr. De La Vega further explained the item. He noted the construction cost in the amount of \$1,298,964.68 and the contract with Wynn and Sons in the amount of \$245,437.00 for the parking lot resurfacing and sidewalk for a grand total of \$1,544,401.68. He mentioned the rendering of the facility listed on page 142 of the agenda.

Mr. Barnes said that this item would become Item B on the Regular Agenda.

Councilwoman Antuña asked if the Wellington Community Park facility would be done by the contract date of May 11, 2025.

Mr. Reinsvold and Mr. De La Vega answered a question from Councilwoman Antuña.

Mr. Barnes asked how long this project should take.

CJ Rody, Project Manager with Burkhardt Construction, answered a question from Mr. Barnes. He said that the long portion of this is the prefabricated restroom which is about a six month lead time to get.

Mr. Reinsvold said that Burkhardt could finish the fields. He said that the Village would be waiting on the restrooms and nothing could stop the facility from opening.

There was discussion about opening temporary restrooms in the meantime and opening the park.

Councilwoman Silvestri asked what is the timeframe without the

restrooms.

Mr. Rody answered a question from Councilwoman Silvestri.

Mr. De La Vega asked if the timeframe includes the grow in for grass.

Mr. Rody and Mr. Barnes answered a question from Mr. De La Vega.

Mr. Barnes noted that there would be a walk-on Consent Agenda Item Resolution No. R2024-36.

Ms. Cohen explained the item. She said that this was the Resolution No. R2024-36, Approving the Amendment No. 2 to Joint Participation Agreement with the Florida Department of Transportation (Contract No. AOQ62) Relating to SR7 Landscaping, Approving An Agreement with Lotis Wellington 2, LLC and Lotis Wellington Property Owners' Association, Inc. Relating to the Installation and Maintenance of Landscaping in the Median of State Road 7 (US 441). She mentioned that the Village of Wellington did the same thing with Wellington Regional Medical Center.

Mayor Napoleone commented on the agreement.

Ms. Cohen responded to Mayor Napoleone's comment.

L. [24-6608](#)

A. RESOLUTION NO. R2024-32 (COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING THE FY 2024/2025 ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE FY 2024/2025 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. R2024-33 (ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND ADOPTING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE; AUTHORIZING THE VILLAGE MANAGER TO FORWARD THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He said that this was the Resolution No.

R2024-32 (Community Development Block Grant Annual Action Plan); and Resolution No. R2024-33 (Analysis of Impediments to Fair Housing Choice).

Mr. Stoops explained the item. He noted that the proposed allocation for the program year 2024-2025 is \$289,226.00. He said that the Public Services and Administration costs are subject to a 15% and 20% cap on the yearly allocation. He mentioned the \$25,000 allocated to Senior Transportation, which would not be offered in 2024-2025 as the Village has the FreeBee Ride Program.

Mr. De La Vega said that the project is now funded using the general fund dollars as opposed to using a portion of Community Development Block Grant (CDBG) funds for the start program.

Mayor Napoleone asked if the Village used to utilize \$15,000 for the program.

Mr. De La Vega answered a question from Mayor Napoleone.

Mr. Barnes said that the funding has been allocated to the youth programming.

Mr. Stoops discussed the Accomplishments.

Vice Mayor McGovern asked about the \$43,000 for the Public Services.

Ms. Quickel answered a question from Vice Mayor McGovern.

M. [24-6578](#)

ORDINANCE NO. 2024-02 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF CLARIFYING FENCE SETBACK REQUIREMENTS, MODIFYING HEDGE HEIGHT REQUIREMENTS, AND PROVIDING ADMINISTRATIVE APPROVALS WITH CRITERIA REQUIREMENTS FOR NON-COMFORMING HEDGES ALONG MAJOR THOROUGHFARES IN EFFORTS TO ACHIEVING CONSISTENT APPEARANCE FOR HEDGES AND FENCES ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2024-02 (Zoning Text Amendment to Section 6.4.1.A.5 of Wellington's Land Development Regulations Fences, Walls, and Hedges).

Mr. Stillings explained the item. He said that this is the Second Reading; there are no changes since the First Reading. He noted the proposed changes. He said that there would be a full presentation at tomorrow night's meeting.

N. [24-6601](#)

ORDINANCE NO. 2024-07 (AMENDING THE CODE OF ORDINANCES TO PROVIDE FOR ELECTRONIC PUBLICATION OF REQUIRED NOTICES AND ADVERTISEMENTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON CODE OF ORDINANCES TO CREATE A NEW SECTION 1-13 OF CHAPTER 1, GENERAL PROVISIONS, TO BE TITLED "PUBLIC NOTICE REQUIREMENTS", PROVIDING FOR ELECTRONIC PUBLICATION OF REQUIRED NOTICES AND ADVERTISEMENTS ON A PUBLICLY ACCESSIBLE COUNTY WEBSITE, PROVIDING FOR ANNUAL NOTIFICATION TO RESIDENTS AND PROPERTY OWNERS TO RECEIVE NOTICES BY MAIL OR E-MAIL, AND ESTABLISHING A REGISTRY FOR THIS PURPOSE IN ACCORDANCE WITH SECTION 50.0311, FLORIDA STATUTES; AMENDING CHAPTER 20, STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES, SECTIONS 20-15, 20-16, AND 20-18 OF WELLINGTON'S CODE OF ORDINANCES TO REFERENCE THE NEW SECTION 1-13, AND THE LAND DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-07 (Amending the Code of Ordinances to Provide for Electronic Publication of Required Notices and advertisements).

Ms. Cohen explained the item. She noted that this is the Second Reading and there are no changes since First Reading. She mentioned that this would be a cost savings for advertising.

O. [24-6365](#)

VOTING DELEGATE FOR THE FLORIDA LEAGUE OF CITIES' 98TH ANNUAL CONFERENCE

Mr. Barnes introduced the item. He stated that this was the Voting Delegate for The Florida League of Cities 98th Annual Conference.

Mr. Barnes reiterated that the Community Park Item would be added to the Regular Agenda as Item 8B. He mentioned that there would be a

walk-on item added as Item 8C related to the mid year budget amendment for the Authorization to Award Professional Design Services and Task Order for Simmons and White.

Mr. Reinsvold explained the item. He said that this is for professional design services to Simmons and White in the amount of \$99,720.00 for the design of a signalized intersection at Lake Worth Road and Isles View Drive.

Mr. Barnes further explained the item. He mentioned the discussions with the County regarding the project. He said that the County indicated that the Village would be able to move much more quicker doing the project itself with their third-party review. He noted that Simmons and White are the design consultants for this project and Gerelco would do the construction. He noted that the School Board is committed to 50% funding.

4. WORKSHOP

None.

5. ATTORNEY'S COMMENTS

None.

6. MANAGER COMMENTS

None.

7. COUNCIL COMMENTS

Mayor Napoleone asked if anyone is attending the League of Cities' meeting.

There were comments and discussion regarding the meeting.

Vice Mayor McGovern asked Ms. Cohen about the filing with the U.S. Supreme Court.

Ms. Cohen answered a question from Vice Mayor McGovern.

8. ADJOURN

There being no further business to discuss with Council, the meeting was adjourned at 4:54 p.m.