

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, January 26, 2016

7:00 PM

Village Hall

Village Council

*Bob Margolis, Mayor
John Greene, Vice Mayor
Matt Willhite, Councilman
Anne Gerwig, Councilwoman
John T. McGovern, Councilman*

1. CALL TO ORDER

Mayor Margolis called the meeting to order at 7:00 p.m.

Council members present: Bob Margolis, Mayor; John Greene, Vice Mayor; Matt Willhite, Councilman; Anne Gerwig, Councilwoman; John McGovern, Councilman.

2. PLEDGE OF ALLEGIANCE

Members of Cub Scout from Troop # 125 led the Pledge of Allegiance.

3. INVOCATION

Rev. Mark Caldwell, Senior Pastor, St. Peter's United Methodist Church, Wellington delivered the Invocation.

Cub Scout Masters of Troop 125 invited and challenged Mayor Margolis, Battalion Chief, Mike Arena and Lt. Eli Shaivitz, PBSO to participate in the annual Pinewood Derby on March 5th.

4. APPROVAL OF AGENDA

Mr. Schofield presented the agenda recommending approval as amended: 1) Add to Presentations and Proclamations the Senior Housing Update 2016 as Item 5B.
2) Move Consent Item 6G Review of Code Compliance Fine Reduction for 1672 Farmington Circle to Regular Agenda as Item 8B.
3) Agenda Item 8B Outside Legal Fees and Costs had been withdrawn from the agenda

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

5. PRESENTATIONS AND PROCLAMATIONS

- A. [15-1034](#) PROCLAMATION OF THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA RECOGNIZING THE EMERALD COVE MIDDLE SCHOOL 2015-2016 GIRLS SOFTBALL TEAM FOR THEIR COUNTY CHAMPIONSHIP WIN

Mr. Schofield introduced the item. Ms. Callovi read the Proclamation.

Mr. Estes, Head Coach stated that the entire team worked very hard and succeeded with their goal. He thanked all the parents, Athletic Director and the school's principal for their support.

Council expressed their appreciation for the team's championship title

Council presented the Proclamation to members of the team.

B. SENIOR HOUSING UPDATE 2016

Mr. Schofield introduced the item.

Mr. Basehart presented the staff report and gave a presentation.

Mayor Margolis indicated public comments cards were received.

1. Tony Fransetta, 8429 St. Johns Ct., Wellington. Mr. Fransetta stated that he was speaking as the Chairman for the Senior Advisory Committee. He said the Committee supported senior housing for Wellington residents. He explained their recommendation was to mirror the non-profit entity that recently built a rental housing project in Fontana, California. Mr. Fransetta thought the property near the mall (the soccer fields) would accommodate multistory housing, was near the hospitals and the mall and was strategically located. He indicated that the project could be done at no cost to the Village or the Wellington tax payers and would accommodate the 200 seniors in Wellington that have downsized.

2. Sam Nebb, Lakefield North, Wellington. Mr. Nebb spoke about affordable senior housing and suggested apartment housing similar to the Axxcess Wellington complex that was near the mall. He indicated that elevators could be placed for anyone that had difficulties in climbing stairs as was discussed at a past Senior Advisory meeting where the seniors voted in favor of that type of a building.

Mr. Schofield stated that Council consensus was to have Mr. Basehart present the entire presentation to the Senior Advisory Committee and Parks & Recreation Advisory Board and conduct legal research regarding housing restrictions and public private partnerships.

6. CONSENT AGENDA

Mr. Schofield presented the agenda recommending approval as amended.

A motion was made by Councilwoman Gerwig, seconded by Councilman Willhite, and unanimously passed (5-0), approving the agenda as amended.

There were no public comment cards on the Consent Agenda.

- A. [15-869](#)** AUTHORIZATION TO AWARD A CONTRACT TO MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF MOSQUITO CHEMICALS

This item was approved on Consent.

- B. [15-761](#)** AUTHORIZATION TO (1) RENEW AN EXISTING CONTRACT WITH ZAMBELLI FIREWORKS MANUFACTURING CO. FOR THE ANNUAL JULY 4TH FIREWORKS DISPLAY; AND (2) UTILIZE ZAMBELLI FIREWORKS MANUFACTURING CO. FOR THE VILLAGE'S TWENTY (20) YEAR ANNIVERSARY CELEBRATION FIREWORKS DISPLAY

This item was approved on Consent.

- C. [15-382](#) AUTHORIZATION TO CONTINUE UTILIZING A SOUTHEAST FLORIDA CO-OP CONTRACT WITH MULTIPLE VENDORS FOR THE PURCHASE OF WATER METER FITTINGS AND WATER LINE ACCESSORIES

This item was approved on Consent.

- D. [15-828](#) AUTHORIZATION TO AWARD CONTRACTS FOR WELLFIELD REHABILITATION AND MAINTENANCE

This item was approved on Consent.

- E. [15-992](#) RESOLUTION NO. 2016-12 (FOR BUDGET AMENDMENT NO. 2016-014)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING GENERAL FUND RESERVE BALANCES FOR FISCAL YEAR 2016 BY COMMITTING MONIES FROM GENERAL FUND UNASSIGNED RESERVES TO THE GENERAL FUND INSURANCE RESERVE IN ACCORDANCE WITH STATUTORY REQUIREMENTS FOR THE VILLAGE MEDICAL INSURANCE CONTRACT; AND PROVIDING AN EFFECTIVE DATE.

This item was approved on Consent.

- F. [15-998](#) RESOLUTION R2016-13 (BINKS POINTE PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE BINKS POINTE PLAT LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARCEL "V" AND A PORTION OF PARCEL "J", BINK'S FOREST OF THE LANDINGS AT WELLINGTON P.U.D. PLAT 2, AS RECORDED IN PLAT BOOK 70, PAGES 162 THROUGH 175, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

This item was approved on Consent.

PUBLIC COMMENTS

1. Mr. Fransetta, 8429 St. Johns Court, Wellington. Mr. Fransetta indicated that Council appointed a Senior Advisory Committee who did their due diligence, provided their recommendations and worked with staff regarding the Senior Housing Project. He was asking Council to make a motion to move forward or say no to the project. He said that the project was approved 10 years ago when Tom Wenham was the Mayor.

7. PUBLIC HEARINGS

A. [15-836](#)**ORDINANCE NO. 2016-01 (VILLAGE PROFESSIONAL CENTER)**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, PROPOSING THE VOLUNTARY ANNEXATION (PETITION NUMBER 15-80 / 2015-42 ANX 1) OF REAL PROPERTY COMPRISING OF 10.5 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY .5 MILES NORTH OF FOREST HILL BOULEVARD IN PALM BEACH COUNTY, FLORIDA, KNOWN AS THE "VILLAGE PROFESSIONAL PARK," MORE PARTICULARLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNER; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Ms. Cohen administered the oath to the people who indicated they would be speaking on the item.

Ex-Parte Communications

Council each disclosed their ex-parte communications.

Mr. Basehart presented the staff report.

Mr. Chip Carlson, owner of the property stated that he had nothing to add to Mr. Basehart's report.

Public Hearing

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

There being no public comments, a motion was made by Councilman Willhite, seconded by Councilman McGovern, and unanimously passed (5-0) to close the Public Hearing.

A motion was made by Councilman Willhite, seconded by Vice Mayor Greene and unanimously passed (5-0) to approve Ordinance No. 2016-01 on First Reading as presented.

8. REGULAR AGENDA

- A. [15-971](#) RESOLUTION NO. R2016-06 (SPECIAL USE PERMIT FOR THE ST. RITA CATHOLIC CHURCH PARISH FESTIVAL)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING A SPECIAL USE PERMIT FOR ST. RITA CATHOLIC CHURCH PARISH FESTIVAL UTILIZING AMPLIFIED MUSIC LOCATED AT 13645 PADDOCK DRIVE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

A motion was made by Councilman Willhite, seconded by Councilman McGovern and unanimously passed (5-0) to approve Resolution R2016-06 as presented.

- B. [15-981](#) OUTSIDE LEGAL FEES AND COSTS

This item was previously withdrawn.

- B. [15-1032](#) REVIEW OF CODE COMPLIANCE FINE REDUCTION FOR 1672 FARMINGTON CIRCLE

Mr. Schofield introduced the item.

Mr. Koch presented the staff report.

A motion was made by Vice Mayor Greene, seconded by Councilman Willhite and passed (3-1), with Councilman McGovern dissenting and Councilwoman Gerwig was not in the room during the vote, to reject this fine reduction and give it back to code enforcement and Mr. Koch to do what was in his authority.

9. PUBLIC FORUM

Mayor Margolis indicated no public comment cards were received.

10. ATTORNEY'S REPORT

No report.

11. MANAGER'S REPORTS

Mr. Schofield presented the following report:

- 1) The next regular Council Meeting would be held on Tuesday, February 9, 2016 in Council Chambers at 7:00 p.m..
- 2) He announced The Wellington Art Society will host ArtFest on Saturday, January 30th, from 9:00 a.m. to 5:00 p.m., and Sunday, January 31st, from 10:00 a.m. to 4:00 p.m.
- 3) Roadway work projects will be starting on Forest Hill Boulevard from

Wellington Trace to Quercus Lane beginning January 26 at 7:00 p.m. and on Greenview Shores from Lilac to Morning Glory beginning on February 1st for resurfacing. He noted the construction for both projects will take place at night for three to four days, because they are heavily traveled roads. He also advised that the work was scheduled to begin on February 8th at Tiger Shark Cove to sealcoat the parking lot. The park will be closed that Monday and the following Tuesday.

12. COUNCIL REPORTS

Councilwoman Gerwig presented the following report:

- Councilwoman Gerwig stated an e-mail was received from retired Judge McCarthy indicating interest in the Village's one full-time Magistrate position. She did not know when any of the discussion took place among Council, because right now they have more than one Magistrate on a rotation basis and asked for an explanation from staff.

Mayor Margolis mentioned he heard from Mr. Basehart that Judge McCarthy was interested in becoming a Special Magistrate in the Village of Wellington, but was not full-time as it was just to fill the vacancy but would come back to Council for approval.

Councilwoman Gerwig stated she understood and said the Village advertises all positions which was a competitive process and wanted the public to know that government is open and fair to everyone and everyone can apply for an open position.

Councilman McGovern indicated he was concerned with the e-mail that states "the issue of a single Magistrate is scheduled to be discussed on Tuesday, so please accept this informal but expedited method of communication."

Councilman Willhite stated anyone could write and say whatever they wanted.

Vice Mayor Greene presented the following report:

- Vice Mayor Greene stated Council had a very passionate discussion regarding senior needs and senior housing and made an appeal to the seniors, soon-to-be seniors or younger folks who have parents who are seniors in the community and have the desire to be in Wellington, to contact him. He said he needed to know what was important, what their needs are and what they expect from Council. He thought some of his comments might have been misinterpreted and his position misunderstood but asked the seniors to reach out to him and he would be happy to discuss this issue further.

Councilman Willhite presented the following report:

- Councilman Willhite said he thought it was great that the Village of Wellington, Council and the Education Committee were publicly recognized by the Area Superintendent and School Board Members.
- He announced that he appointed Richard Christmas to the Parks & Recreation Advisory Board.
- Councilman Willhite stated he wanted to recognize staff, particularly Meridith Tuckwood. He stated the things done by staff for the people in this community and the surrounding communities were just extraordinary. Staff went above and beyond, so that a young boy at Palms West Hospital could receive the toy he wanted for his last Christmas.
- He thought the Breakfast on the Green at the Amphitheater was a great venue

for people to talk about the community's history and what the Village has done in twenty short years and was looking forward to the event on March 19th. He wanted to make sure the event location was advertised along with the different events and hoped the lobby doors would be open so that pictures could be taken, guest books signed and concluding the day with a fireworks show at Village Park that evening.

- He stated he was happy to represent the Village at the Palm Beach County Days. The new City Manager for Pahokee lives in the jurisdictional boundaries of Wellington and he will be doing a State of the City, and the Council is invited. In addition, he met a person who was holding a symposium on Horse Waste and thought the networking helped and was able to bring back information for the community.

- He explained that he met a person that was part of an existing Dade County program that he would like staff to follow up with. The program was for residents who obtain or purchase home improvements, such as hurricane windows and solar panels. The costs are put on the resident's tax bill and paid off when paying their taxes and if the home is sold, the cost stays on the tax bill for the future owner because those improvements stay with the home. He stated he would give the contact information to Mr. Schofield.

- He thought Council's governing was at its best when they have lively discussions, agree to disagree, have good outcomes, and work towards a better community. He wished everyone a Happy New Year. He said he knew they were going to do good things and wanted them to know they were working to make their community better and to recognize that on the 20th Anniversary.

Councilman McGovern presented the following report:

- He reiterated that March 19th would be the official 20th Anniversary celebration at Village Park with fireworks. He hoped the residents would start to hear about it and make plans to attend.

- He thought the ArtFest on the Green would be a great event for people to attend this weekend in association with the Green Market and the construction of the new Community Center.

- He mentioned his wife sent him a message today saying it was one year ago that he spoke in front of Council about serving on Council. He stated it has been an exciting year serving with all of them, and he thanked them for that privilege. He believes all of their hearts are in the right place and that they all want what is best for the Village, which is to keep it moving forward in a positive direction. He thought their discussions sometimes make it look like they do not appreciate one another, but they do, and said Council and staff work tirelessly to make things happen and they were going to continue to do so even as Councilman Willhite prepares to leave them.

Mayor Margolis presented the following report:

- Mayor Margolis appreciated that there was almost \$700,000 in savings from the tennis center and about \$800,000 in savings from the community center.

Mr. Schofield explained that he was comfortable with the tennis center number, but it was too soon for the community center number.

Mayor Margolis asked if that number included contingency fees, because the tennis players were asking about soap dishes, towel holders and parking.

Mr. Barnes said he knew those numbers were in the Weekly Issues report, but

he would have to review the latest update because the new community center is still in progress. Mr. Schofield noted they had budgeted for picnic tables and umbrellas. Mr. Barnes stated that would come out of their operating dollars as opposed to the actual capital project.

Mayor Margolis asked if the dollars they were saving on the tennis center would go back into the General Fund. Mr. Barnes stated he needed to check what was actually there, but it stays in the project. Mr. Barnes explained they broke the cost down for accounting purposes, but it is a total lump sum project. He stated they were hoping, between the sales tax savings with direct purchases and the grant funds, to deliver a great project on time and under budget.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned.

NOTICE