

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, October 13, 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 p.m.

Vice Mayor Greene and Councilman Willhite were not in attendance.

2. REVIEW OF COUNCIL AGENDA

Mr. Schofield presented the Agenda for the October 14, 2014 Council meeting for discussion and review.

- A. [14-807](#) PROCLAMATION OF THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA DECLARING OCTOBER 24, 2014 AS "WORLD POLIO DAY" IN THE VILLAGE OF WELLINGTON
- Mr. Schofield presented the item. There were no changes recommended.
- B. [14-806](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF AUGUST 26, 2014
- Mr. Schofield presented the item. Councilman Coates and Councilwoman Gerwig indicated that they would contact the Clerks Office with any changes.
- C. [14-725](#) RESOLUTION NO. R2014-61 (REFINANCING OF THE VILLAGE'S PUBLIC SERVICE TAX REVENUE REFUNDING BOND)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL PROVIDING FOR THE ISSUANCE OF THE VILLAGE OF WELLINGTON'S (VILLAGE'S) PUBLIC SERVICE TAX REVENUE REFUNDING BOND, SERIES 2014 IN ORDER TO REFINANCE THE OUTSTANDING PRINCIPAL OF THE VILLAGE'S PUBLIC SERVICE TAX REVENUE REFUNDING BONDS, SERIES 2005; APPROVING THE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY DATE, REDEMPTION PROVISIONS AND OTHER DETAILS OF SAID BOND; AWARDING THE SALE OF THE BOND TO REGIONS BANK; FINDING NECESSITY FOR A NEGOTIATED SALE OF SUCH BOND; AUTHORIZING THE PREPAYMENT OF THE VILLAGE'S PUBLIC SERVICE TAX REVENUE REFUNDING BONDS, SERIES 2005; DESIGNATING THE PAYING AGENT AND REGISTRAR FOR SAID BOND; CONTAINING CERTAIN AUTHORIZATIONS AND OTHER PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.
- Mr. Schofield presented the agenda item. Ms. Quickel addressed the item. She introduced Mr. Mark Raymond, Attorney. Mayor Margolis indicated that since two Council members were absent, Mr. Raymond would need to attend the Council meeting; however, the item would remain on the Consent Agenda.
- D. [14-411](#) APPROVAL OF INFORMATION TECHNOLOGY (IT) ANNUAL PURCHASING, LICENSING, MAINTENANCE AND SUPPORT AGREEMENTS

Mr. Schofield presented the agenda item. Mr. Silliman was available to address any questions. There were no changes recommended.

E. [14-701](#)

RESOLUTION NO. R2014-54 (AGREEMENT WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR THE PROVISION OF INMATE LABOR FOR MAINTENANCE OF THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS EVERGLADES HABITAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MANAGER OR DESIGNEE TO EXECUTE THE CONTRACT WITH THE FLORIDA DEPARTMENT OF CORRECTIONS TO PROVIDE FOR THE USE OF INMATE LABOR IN WORK PROGRAMS WITHIN THE WELLINGTON ENVIRONMENTAL PRESERVE AT THE MARJORY STONEMAN DOUGLAS EVERGLADES HABITAT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield presented the agenda item. Mr. Fleury explained the item noting it was the third renewal. There were no changes recommended.

Councilwoman Gerwig wanted to ensure that the inmates were not scheduled to work at the park when schools may be visiting.

F. [14-714](#)

AUTHORIZATION TO INSTALL FENCE AND HEDGE AS PART OF YARMOUTH DEFENSIVE MEASURES PROJECT

Mr. Schofield presented the item. Mr. Poag was available to address any questions. There were no changes recommended.

G. [14-735](#)

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE MAINTENANCE OF HIGH MAST LIGHTS ALONG THE SR7 CORRIDOR

Mr. Schofield introduced the agenda item. There were no changes recommended.

H. [14-733](#)

RESOLUTION NO. R2014-59 (INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY TO PROVIDE TRANSPORTATION (PARATRANSIT) SERVICES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AN INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY TO PROVIDE TRANSPORTATION SERVICES FROM OCTOBER 1, 2013 THROUGH SEPTEMBER 30, 2015; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item and addressed Council questions. There were no changes recommended.

- I. [14-691](#) ORDINANCE NO. 2014-29 (COMMERCIAL VEHICLES APPROVING AMENDMENTS TO CHAPTER 62, ARTICLE I, SECTION 62-9 OF THE CODE OF ORDINANCES; ALLOWING LIMITED ADDITIONAL EXCEPTIONS TO THE PROHIBITIONS ON THE PARKING OF COMMERCIAL VEHICLES ON RESIDENTIAL PROPERTIES).

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 62, ARTICLE I, SECTIONS 62-9.c.(1)(ii) and 62-9.c.(2)(i) OF THE WELLINGTON CODE OF ORDINANCES PERMITTING EXCEPTIONS FOR COMMERCIAL VEHICLE PARKING ON MULTI-FAMILY RESIDENTIAL PROPERTY WITH CERTAIN LIMITATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield presented the agenda item. Mr. Basehart presented the staff report. Mr. Schofield and Mr. Basehart addressed Council questions.

Councilman Coates expressed concern about treating the two neighborhoods, multi-family and single family, differently. He questioned if they relaxed the code in the multifamily homes how would they stop that from going into the single family neighborhoods. He indicated that he needed to be persuaded that there was a justifiable reason that they should allow relaxing the policy in multifamily and not in the single family areas. Councilman Coates also raised concern that the Village was protecting the quality of life in the single family neighborhoods while not giving the multifamily homes the same consideration citing the approval for larger congregate living facilities in the multifamily neighborhoods. In looking at the statistics of the code violations, Councilman Coates thought that there was a problem that had to be addressed Village-wide.

Mayor Margolis was not supportive of this ordinance and said that he could not be convinced that this was a good thing for Wellington. He did not want to tell the people in his neighborhood (single family) that they did not have the same rights as renters in the multifamily areas. He also concurred with Councilman Coates that once they relaxed the code in one area how could they not do it for the whole community. He also had a problem with this because only one landlord had come forward and said he had a problem with renting to working class people. Mayor Margolis also felt that there was some inequitable treatment of the single family homes vs. the multifamily homes using the safety grants that are not awarded to single family neighborhoods as an example.

Councilwoman Gerwig said that she spoke with the landlord about his concerns about only being able to rent to government-assisted renters. She said that she did not want to discourage working people who own commercial vehicles from renting in the Village. She noted this same landlord had approached the Village several years ago with the same problem, but Council had indicated that they didn't want to reduce their standards. She said that she would hate to tell landlords that they can only have people who don't work rent their property.

Council Direction

Councilman Coates said that he wants to encourage people to come to Wellington, and suggested that staff look into the possibility of designating some type of parking area for residents who have commercial vehicles. He noted that it would be by permit and an annual fee would be charged. He asked that staff look at that possibility as well as how other communities are handling this problem.

Councilwoman Gerwig also asked staff to report on what other communities are doing, i.e., North Palm Beach has a boat yard that is used for commercial vehicles.

Mayor Margolis felt that staff needed to do more research on this item and requested that staff come back at the next Council meeting with information about what other cities are doing and what their code is permits.

J. [14-726](#)

RESOLUTION NO. R2014-58 (EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FY 2014 LOCAL SOLICITATION FUND ACCEPTANCE AND RELATED BUDGET AMENDMENT 2015-002)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE EDWARD BYRNE JUSTICE ASSISTANCE GRANT (JAG) FUNDS AND RELATED BUDGET AMENDMENT #2015-002; AND PROVIDING AN EFFECTIVE DATE.

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

K. [14-689](#)

DIRECTION ON THE ACQUISITION OF THE WANDERERS EXECUTIVE GOLF COURSE LOCATED WITHIN THE PLATTED SUBDIVISIONS OF LAKEFIELD SOUTH 2A AND 2B

Mr. Schofield presented the agenda item. Mr. Mike O'Dell was present to address the item. Since there were two Councilmembers absent, it was decided to defer the presentation until the next evening. Mr. Schofield and Mr. O'Dell addressed Council questions.

Councilwoman Gerwig asked staff what are the taxes being paid on this particular portion of the property. Mr. O'Dell will provide that information for tomorrow. Councilwoman Gerwig also wanted to know who would pay for the change to the property to provide residents with the access limitations that they would prefer. In addition, she wanted to know how much it would cost to do the lake renovations to bring it to a security level for the residents. She also said that it looked like a portion of the property was landlocked that has no value, and what would the cost be to excavate that and move the lake.

Councilman Coates felt this was a good acquisition in terms of adding it to the Village's park and recreation inventory, but he wanted staff to come back and show what their expectations are for this property, how it will be utilized and how this property will affect the parks and recreation services that are provided to the residents. He said that at some point, he would like Council to consider the development of the 10 acres at the Wellington Green Mall for senior housing, and wanted to see how the use of this property would factor into that. He questioned if the park that was planned at this location would

replace the usage that they have at the 10 acre site.

Mayor Margolis said that although he believed in land banking, i.e., K-Park, and parks and recreation, he was not supportive of purchasing this property for the following reasons: staff indicated that there are some places that are only 100 feet from the road; concerned about improvements that would have to be made since the Village was purchasing the property "as is"; concerned about the watering system that hasn't been used for years; maintenance will cost \$100,000/year; Village owns the lakes and they were really only buying a linear piece of property that has limited opportunities; doesn't see the practical use of the property; possible land banking in other areas for horse manure; and Section 24 provides the Village with enough in reserves for open space and parks and recreation. He questioned why the Village would purchase this property when they own 14 acres across the street on Greenbriar that is utilized as a tree nursery. He suggested taking the trees, planting them, and then take the money to develop that property for such things as multipurpose fields, bridle trails or other things. He noted that staff indicated that they could develop bridle trails at the 14 acre site that would connect directly to the Village's major trail system that would go directly to the showgrounds. Mayor Margolis wanted staff to show what was the development plan for the property.

4. ATTORNEY'S COMMENTS

Ms. Cohen noted that a request for additional time to speak before Council during the Public Forum was received from Mr. Diggs. She explained that initially Mr. Diggs was provided with a Restrictive Covenant that related to Littoral Zones which was the wrong form and Engineering ultimately provided him with the correct one. When it was sent back to the Village, it had a place that would essentially bind the Village to the Restrictive Covenant which the Village wasn't going to sign. She said that the last communication she had with Mr. Digg's attorney was that they were going to remove it, but she never heard back from him. Mayor Margolis said that Mr. Diggs can speak understanding that if it is a legal issue then it has to go through Ms. Cohen's office, but there was nothing that Council could do at that time.

5. MANAGER COMMENTS

Mr. Schofield presented the following issues:

1. A request was received from the Wellington Chamber of Commerce for the use of the Community Center for a Candidates Forum. The Village's policy has been to allow that which he wanted to confirm. He indicated he will get in touch with the Chamber.

2. They are beginning to receive press inquiries on medical marijuana. He did not believe there was an urgent need to make this an item of discussion as there was no certainty that it would pass. He advised Council that the best course of action would be to wait and see if it passes, and then to look at the guidelines that are developed by the State.

Council consensus was to discuss the medical marijuana issue after the election.

6. COUNCIL COMMENTS

No comments

7. ADJOURN