

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Tuesday, April 9, 2024

7:00 PM

Village Hall - Council Chambers

Village Council

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

1. CALL TO ORDER

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

Council Members present: Michael J. Napoleone, Mayor; John T. McGovern, Councilman, Tanya Siskind, Councilwoman; Maria Antuña, Councilwoman; and Amanda Silvestri, Councilwoman.

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, Assistant Village Manager; and Chevelle D. Hall, Village Clerk.

Mayor Napoleone called for a Moment of Silence for Terri Bartuska, the wife of Pastor Peter Bartuska, who passed away recently.

2. PLEDGE OF ALLEGIANCE

Cub Scout Pack 125 led the Pledge of Allegiance.

3. INVOCATION

Father Steven Thomas, retired Rector of St. David's in the Pines Episcopal Church, delivered the invocation. He congratulated the new Council Members.

Mayor Napoleone gave brief comments thanking his family and everyone for their support for the last eight years and for the opportunity to serve as Mayor. He also recognized and thanked former Mayor Anne Gerwig and Councilman Michael Drahos for their service on Council. He also congratulated Amanda Silvestri, Councilwoman and Maria Antuña, Councilwoman on their election to the Village Council.

Ms. Silvestri thanked everyone for the opportunity to serve Wellington, recognized her family and stated she appreciates everyone who supported her.

Ms. Antuña stated she is honored to serve Wellington, recognized her family and thanked everyone who was involved in supporting her during the election.

Councilwoman Siskind congratulated Mayor Napoleone, Councilwoman Silvestri and Councilwoman Antuña on their election to the Village Council. She stated she is looking forward to working with them to move Wellington forward.

Councilman McGovern congratulated Mayor Napoleone, Councilwoman

Silvestri and Councilwoman Antuña on their election to the Village Council. He stated she is looking forward to working with them on moving Wellington forward.

4. [24-6414](#)

APPOINTMENT OF VICE MAYOR

Mr. Barnes introduced the item. He indicated that Council, per Charter, needed to appoint a Vice Mayor for the Village of Wellington.

Ms. Cohen asked if there were any nominations for Vice Mayor.

A motion was made by Councilwoman Siskind, seconded by Councilwoman Silvestri, and unanimously passed (5-0), to approve the appointment of Councilman McGovern as Vice Mayor of the Village of Wellington.

Council congratulated Vice Mayor McGovern.

5. **APPROVAL OF AGENDA**

Mr. Barnes indicated staff recommended approval of the Agenda as presented.

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

6. **PRESENTATIONS AND PROCLAMATIONS**

A. [24-6460](#)

LEGISLATIVE UPDATE BY SENATOR BERMAN AND REPRESENTATIVE KATHERINE WALDRON

Mr. Barnes introduced the item.

Senator Lori Berman, District 26, congratulated the new Council Members. She spoke regarding the budget and said that the State of Florida has a \$117 billion dollar budget with health care being the number one item in the budget. Education falls shortly behind health care. Senator Berman provided the Village Council with a brief summarization of the actions taken during the legislative session.

Representative Katherine Waldron, District 29, thanked Council and congratulated the new Council Members. She provided the Village Council with a brief summarization of appropriations, passed and Co-Sponsored Bills.

The Village Council gave brief comments and thanked Senator Berman and Representative Waldron for their update and attendance.

B. [24-6292](#)

UPDATE FROM DOROTHY JACKS, PALM BEACH COUNTY PROPERTY APPRAISER

Ms. Dorothy Jacks, Palm Beach County Property Appraiser, introduced Dino Maniotis, Tax Roll Coordinator. She provided the Village Council with a brief summary of the Village history and market and taxable value from 2022-2023; and shared thoughts regarding 2024. She said the Village will receive preliminary numbers at the end of May 2024 and certified numbers at the end of June for use and setting the millage rate.

Vice Mayor McGovern thanked Ms. Jacks for her attendance. He asked when does the Village normally get the next year's estimates on taxes.

Ms. Jacks said at the end of May.

Vice Mayor McGovern asked if this year's taxes would be dramatically less.

Ms. Jacks said that most of the communities will go between 4% to 6%.

Councilwoman Antuña asked how many homes were added to the tax roll.

Ms. Jacks said that regarding new construction/single family, it is less than two thousand countywide. She stated it is hard to say there is an average.

C. [24-6456](#)

PRESENTATION TO HONOR THE ACHIEVEMENTS OF PALM BEACH COUNTY STUDENTS AND STAFF FOR THEIR RECENT ACHIEVEMENTS

Mr. Barnes introduced the item.

Mr. Ian Williams provided a brief overview of the achievements of the Palm Beach County students and School District staff.

Ms. Lindsay Ingersoll, Principal at Wellington Landings Middle School, welcomed and congratulated the new Council Members. She presented her students and spoke regarding the Carson Scholars. Student Kassis thanked Boy Scout Troop 125, the Palm Beach County School District, Ms. Ingersoll, and teachers. Student Grave de Peralta did not wish to make comments.

Principal Cara Hayden, Wellington High School, congratulated the new

Council Members. She presented her students and spoke regarding the Carson Scholars. Student Kassis thanked the principals, teachers, Scout Masters and Assistant Scout Masters and his parents. Student Robert thanked his parents, sister, teachers and principal. He congratulated the new Council Members.

Principal Maria Vaughan, Wellington Elementary, congratulated the new Council Members. She presented Ms. Doris Cabrera-Jerez and spoke regarding her skill and dedication. Ms. Cabrera-Jerez thanked the Village of Wellington Council, teachers, staff, parents, her husband and her kids.

Principal Gail Pasterczyk, Elbridge Gale Elementary, welcomed the new Council Members and thanked everyone for recognizing her this evening. She said that she is honored to be recognized for doing a job that she loves. She thanked her staff, teachers and non-instructional staff. She presented her student. Student Sparks thanked God, Ms. Pasterczyk, staff and teachers for this opportunity.

Marcia Andrews, Palm Beach County School Board Member/District 6, thanked the Council and brought greetings from Superintendent Michael Burke. She said it is the night of the Village of Wellington for excellence, in education and community involvement. She congratulated everyone.

D. [24-6400](#)

PALM BEACH COUNTY FIRE RESCUE ANNUAL REPORT PRESENTATION

Mr. Barnes introduced the item.

District Chief Amanda Vomero of Palm Beach County Fire Rescue congratulated the new Council Members. She presented the Village of Wellington Annual Report October 1, 2022 through September 30, 2023.

Council gave comments and asked questions in regards to the report. Council thanked Palm Beach County Fire Rescue for all that they do in the community. District Chief Amanda Vomero responded to Council's comments.

Council thanked Palm Beach County Fire Rescue for all that they do in the community.

7. CONSENT AGENDA

Mr. Barnes stated there were no comment cards on the Consent Agenda.

Mr. Barnes indicated staff recommended approval of the Consent Agenda as presented.

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0), to approve the Consent Agenda as presented.

- A. [24-6444](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF MARCH 12, 2024

This item approved on Consent.

- B. [24-6370](#) AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE BIG BLUE LANDSCAPING AND IRRIGATION PROJECT; AND 2) UTILIZE A PALM BEACH COUNTY CONTRACT FOR THE BIG BLUE TRACE LANDSCAPING AND IRRIGATION PROJECT

This item approved on Consent.

- C. [24-6426](#) RESOLUTION NO. AC2024-03 FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RESILIENT FLORIDA PROGRAM GRANT FOR THE VILLAGE OF WELLINGTON COMPREHENSIVE VULNERABILITY ASSESSMENT.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE RESILIENT FLORIDA PROGRAM FOR THE VILLAGE OF WELLINGTON COMPREHENSIVE VULNERABILITY ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.

ITEM: RESOLUTION NO. AC2024-04 BUDGET AMENDMENT FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RESILIENT FLORIDA PROGRAM GRANT FOR THE VILLAGE OF WELLINGTON COMPREHENSIVE VULNERABILITY ASSESSMENT.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2023-2024 ACME FUND BUDGET FOR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RESILIENT FLORIDA PROGRAM GRANT FOR THE VILLAGE OF WELLINGTON COMPREHENSIVE VULNERABILITY ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.

This item approved on Consent.

- D. [24-6416](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH ODUMS SOD, INC. FOR THE SUPPLY, DELIVERY AND INSTALLATION OF SOD
This item approved on Consent.
- E. [24-6462](#) AUTHORIZATION TO PURCHASE GOODS AND SERVICES FOR THE RELOCATION OF THE PUBLIC WORKS STORAGE YARD FROM VILLAGE PARK TO GREENBRIAR PARK
This item approved on Consent.
- F. [24-6430](#) AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT WITH SULLIVAN ELECTRIC & PUMP, INC., FOR REPAIRS TO VARIOUS PUMPS AND MOTORS
This item approved on Consent.
- G. [24-6454](#) AUTHORIZATION TO AWARD A CONTRACT TO CREATIVE CONTRACTING GROUP TO REMOVE AND REPLACE ROOFS AT LAKE WELLINGTON PROFESSIONAL CENTER
This item approved on Consent.
- H. [24-6450](#) RESOLUTION NO. R2024-16 (INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY TO LEASE FUEL CONTROL EQUIPMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A FUEL CONTROL EQUIPMENT AGREEMENT WITH PALM BEACH COUNTY AND PROVIDING AN EFFECTIVE DATE.
This item approved on Consent.

8. PUBLIC HEARINGS

- A. [24-6461](#) RESOLUTION NO. R2024-04 (IORIZZO MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2023-0004-MPA) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO MODIFY CERTAIN CONDITIONS OF THE IORIZZO MASTER PLAN; APPROVING A 8,800 SQUARE FOOT MEDICAL OFFICE USE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING

DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Mr. Barnes read the Resolution by title.

Ms. Cohen stated the Master Plan Amendment is Quasi-Judicial and swore in the individuals who wish to speak on this item.

The Village Council disclosed their Ex-Parte Communications.

Mr. Stillings presented the item and responded to Council's questions.

Mr. Alec Dickerson, representing the applicant, spoke about the request and responded to Council's questions.

Mr. Stillings and Mr. Barnes responded to the Village Council questions.

Public Hearing

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to close the public hearing.

A motion was made by Councilwoman Siskind, seconded by Councilwoman Antuña, and unanimously passed (5-0) to approve Resolution No. R2024-04 (Iorizzo Master Plan).

9. REGULAR AGENDA

- A. [24-6372](#)** AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE SECTION 24 IMPOUNDMENT EXPANSION; 2) AWARD A TASK ORDER FOR CONSTRUCTION PHASE SERVICES; AND 3) APPROVE RESOLUTION NO. R2024-17 AMENDING THE GENERAL FUND AND GOVERNMENTAL CAPITAL FUND BUDGETS

Mr. Barnes introduced the item.

Mr. Reinsvold introduced the engineering consultant, Mr. Garry G. Gruber, P.E., Senior Vice President/Mock Roos & Associates, Inc., and discussed the bids that were received for the project and staff's

recommendation.

Ms. Quickel welcomed the new Council Members. She provided an overview of the project and the grant funding.

Mayor Napoleone commented on the project.

Ms. Quickel also noted the \$747,500 with a hundred percent match Inflation Reduction Grant presented by Congresswoman Lois Frankel for tree planting.

Mayor Napoleone asked what the construction is going to be for the forty acres.

Mr. Reinsvold said it will be similar to the rest of Section 24. He said the timeline will be 365 days from the time the first shovel is placed in the ground; with an additional 45-days to complete the project after the 365-days substantial. He commented that staff is looking to start on June 3, 2024.

Mayor Napoleone asked if the project includes trails.

Mr. Reinsvold said that this project includes 7,000 linear feet of new asphalt trails.

Mayor Napoleone asked if any unpaved trails are being done.

Mr. Reinsvold said there will not be any unpaved trails.

Mayor Napoleone asked if there is a reason why there would not be any unpaved trails.

Mr. Reinsvold said the unpaved trails are more of a maintenance issue over time.

Councilwoman Siskind asked about the site potentially being a welcome center and a botanical gardens base.

Ms. Quickel said a portion of the bottom southeastern corner was saved for a future education site. She noted the \$500,000 cultural facilities grant. She said staff will be seeking other funding as the project moves forward.

Vice Mayor McGovern commented on the \$2.1 million from grant funding; he asked if the rest is the Village's required match to get to the total of

\$4.2 million.

Ms. Quickel responded in the affirmative.

Vice Mayor McGovern commended staff on obtaining grant funding for this project to happen. He asked if the Village is comfortable with H & J Contracting's bid and price.

Mr. Reinsvold responded to Vice Mayor McGovern's comments and questions.

Vice Mayor McGovern asked what is the time frame.

Mr. Gruber indicated the start date is June 3, 2024 with the majority of the improvements taking approximately a year. Therefore, next summer will be the completion date for the project.

Ms. Quickel said the Village is planning a groundbreaking for May 2024. Invitations will be sent out shortly.

Mayor Napoleone and Vice Mayor McGovern commented on the benefits of the project.

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0), for Authorization to Award a Contract for the Section 24 Impoundment Expansion to H & J Contracting, Inc in the amount of \$3,911,315.00.

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0), to Award a Construction Administration Services Task Order to Mock Roos and Associates in the amount of \$321,100.00.

A motion was made by Councilwoman Siskind, seconded by Vice Mayor McGovern, and unanimously passed (5-0), to Approve Resolution No. R2024-17 Amending the General Fund and Governmental Capital Fund Budgets for Fiscal Year 2023-2024 by Allocating Monies from Unassigned General Fund Balance for the Wellington Environmental Preserve Expansion Project.

B. [24-6309](#)

AMENDMENT TO THE COMPREHENSIVE AGREEMENT FOR THE DESIGN, DEVELOPMENT, CONSTRUCTION, AND OPERATION OF A RECREATIONAL FACILITY, BETWEEN WELLINGTON ATHLETICS,

LLC. AND ACME IMPROVEMENT DISTRICT, A DEPENDENT DISTRICT OF THE VILLAGE OF WELLINGTON

Mr. Barnes introduced the item.

Mr. De La Vega presented the item.

S. Kaitlin Guerin, ESQ., Shareholder, Gunster Law Firm (representing Wellington Athletics, LLC.) was present.

Mr. Barnes provided clarification on the donation letter of commitment from Mallet Hill, Southfields and Wellington Lifestyle Partners.

There was discussion between Mr. Barnes and the Village Council regarding the donation contingency for the Wellington Athletics Facility relocation.

Ms. Cohen stated that the Village Council can make the contingency upon those additional agreements coming in within the five or ten day period; this way it is approved and if the condition does not occur.

There were comments and discussion regarding the contingency and the amount.

Mr. Barnes and Ms. Guerin responded to the Village Council's questions.

Vice Mayor McGovern asked what happens at the deadline.

Councilwoman Siskind commented on the contingency.

Mr. Barnes responded to questions and comments from Council.

Village Council provided comments regarding demolition.

Mr. De La Vega stated that heavy equipment is on the site to start demolition shortly.

Vice Mayor McGovern commented regarding the relocation and open green space. He said the deadline should be Friday at 5:00 pm.

Mr. Barnes said the Village may need to put in a provision not previously considered; to allow a party whether the Village or Wellington Athletics to go after them for the donations should the donations not materialize.

Vice Mayor McGovern asked does the Village have the authority.

Ms. Guerin responded to Vice Mayor McGovern.

Ms. Cohen said the donation is to the Village; the Village would have to enforce the donation.

The Village Council provided comments on the enforcement.

Ms. Cohen and Mr. Barnes responded to Village Council comments.

There was further discussion regarding the demolition and the agreement.

Ms. Guerin said the vision was the written commitment and the funds before the amendment was effective. She said they need the written agreement Friday by 5:00 pm and funding within thirty days.

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind and unanimously passed (5-0) to Approve the Amendment to the Comprehensive Agreement, subject to receipt of the executed additional donation agreements from individual property owners totaling \$250,000 by the close of business Friday, April 12, 2024, by 5:00 pm; and funding within 30 days thereafter (close of business on Monday, May 13, 2024), failing which the Amendment to the Comprehensive Agreement will be void and ab initio.

C. [24-6346](#)

PALM BEACH COUNTY LEAGUE OF CITIES VOTING DELEGATE AND ALTERNATE

Mr. Barnes introduced the item.

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to reappoint Mayor Napoleone as the Voting Delegate and Councilwoman Antuña as the Alternate Voting Delegate for the Palm Beach County League of Cities.

10. PUBLIC FORUM

Mr. Barnes indicated that there was one comment card received for Public Forum.

Public Comment:

1. Mark Hilton - was not present to speak.

11. ATTORNEY'S REPORT

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

Ms. Cohen provided an update on the Pine Tree Assessment case. She said the case had been rolled to the six week docket beginning April 29, 2024 and ending June 7, 2024.

Mayor Napoleone asked if the Village is incurring any expenses.

Ms. Cohen said the Village had to pay under protest an additional assessment for the year; the affidavit has been amended to the summary judgment to include the additional amounts.

Mayor Napoleone encouraged the Village Attorney to keep working on the case.

Vice Mayor McGovern asked who is the Judge.

Ms. Cohen said Judge Reid Scott.

12. MANAGER'S REPORT

MR. BARNES: Mr. Barnes presented the following report:

Next Council Meeting will be held on Tuesday, May 14, 2024 at 7:00 p.m.

Mr. Barnes thanked and recognized Kim Gibbons, Debbie Liquori, Antonella Senorele, Fernando Guerra, My Dang and Michelle Garvey for their efforts in putting together the Village of Wellington corporate tent for the Gay Polo League this past weekend. The Village won "Best Corporate Tent".

The Village Council commented on the event and the competition.

13. COUNCIL REPORTS

COUNCILWOMAN ANTUÑA: Councilwoman Antuña presented the following report:

Councilwoman Antuña thanked everyone for all of their support.

VICE MAYOR MCGOVERN: Vice Mayor McGovern presented the following report:

Vice Mayor McGovern commented on the discussion and social media post regarding Pod F. He asked Mr. Barnes what is the most current understanding of the state of permitting.

Mr. Barnes provided an update on Pod F. He noted the issue between the State and the Federal Government that changed the delegation of authority that originally delegated, the Federal oversight and permitting and inspection for certain aspects of Wetland and Habitat permitting. He mentioned that staff and Wellington Lifestyle Partners have provided information as it relates to how they ceased operations in the interim in order to obtain the necessary clearances or additional permits as may be required. He noted the permit provided to the Council and said that it would be provided to the new Council Members. He mentioned that the nationwide permit was obtained and submitted today.

Vice Mayor McGovern asked if this is the letter from the Army Corps of Engineers dated April 9th that was forwarded to the Council.

Mr. Barnes said this is correct; it is referred to as the Army Corps of Engineers Nationwide Permit for work within those habitats and related habitat areas. He noted that per the Florida State statute the Village of Wellington cannot withhold permits on the basis of waiting for another agency to issue permits.

Ms. Cohen said we cannot withhold development approvals as well.

Vice Mayor McGovern commented that they are compliant with the Village of Wellington based on what has been provided; the nationwide permit issued by the Army Corps of Engineers as of today.

Mr. Barnes said that is correct; it is his belief that they will resume work shortly thereafter.

Mayor Napoleone asked would it be retroactive to when they started doing the work.

Mr. Barnes said he not familiar with the conditions as to retroactivity.

Vice Mayor McGovern asked about the Visioning Session on April 18, 2024 and April 19, 2024.

Mr. Barnes spoke on the upcoming Visioning.

Vice Mayor McGovern inquired about the organizational meeting for the

purpose of appointing Boards and Committee Members at the May 14, 2024 Meeting.

Mr. Barnes spoke regarding the committees.

Ms. Cohen said that Ms. Hall is in the process of accepting applications for the committees; the applications would be provided to Council prior to the meeting.

Mayor Napoleone inquired about the Board and Committee binders.

Ms. Cohen responded to Mayor Napoleone's inquiry.

Vice Mayor McGovern asked if there is online application available.

Mr. Barnes said yes.

At this point, Vice Mayor McGovern encouraged all Wellington residents to take a look at the website and apply if they are interested in serving on the Boards and Committees. He thanked his colleagues for electing him as Vice Mayor, Wellington Magazine and welcomed and congratulated incoming Council.

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

Councilwoman Siskind welcomed the new Council Members. She said we have a lot of women in top roles at the Village, PBSO and Fire Rescue. She congratulated everyone.

COUNCILWOMAN SILVESTRI: Councilwoman Silvestri presented the following report:

Councilwoman Silvestri thanked everyone. She said she is excited and looks forward to doing good work for Wellington.

MAYOR NAPOLEONE: Mayor Napoleone presented the following report:

Mayor Napoleone congratulated everyone.

Mayor Napoleone noted Earth Day and Arbor Day is April 20, 2024 at the Amphitheater and spoke about the Garden Club Tree sale.

Mr. Barnes reminded the Council about the Employee Luncheon on Thursday, April 11, 2024.

14. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:33 P.M.