

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, November 10, 2025

5:30 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

*Michael J. Napoleone, Mayor
Tanya Siskind, Vice Mayor
John T. McGovern, Councilman
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 5:30 pm.

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

2. REVIEW OF COUNCIL AGENDA

Mr. Barnes stated that he is proposing to add a walk-on item for presentations by Chief Kennedy and Chief Romero from Palm Beach County Fire Rescue to present the County's request to look at the local bill they are proposing as it relates to the Municipal Service Taxing Units in the County, as Item 6A. Mr. Barnes stated this is for the review of the November 12, 2025 Village Council Meeting agenda.

Mayor Napoleone commented this would be a good idea.

Mr. Barnes responded to Mayor Napoleone's comment.

A. [25-7392](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF OCTOBER 14, 2025

Mr. Barnes introduced the item. He stated that this was the Minutes of The Regular Wellington Council Meeting of October 14, 2025. Mr. Barnes stated if Council had any changes to let the Clerk's Office know.

B. [25-7382](#) CONSIDERATION AND DIRECTION FOR A PROCLAMATION RECOGNIZING A NATIONAL DAY OF REMEMBRANCE FOR CHARLIE KIRK

Mr. Barnes introduced the item. He stated that this was the Consideration and Direction For A Proclamation Recognizing A National Day of Remembrance for Charlie Kirk. He said that this item was placed on the agenda based on a request from Palm Beach County, Vice Mayor Sara Baxter. We also have a request previously from Councilwoman Silvestri. He discussed the adoption of the annual recurring proclamation list.

Mayor Napoleone asked why not do this when the Council considers all of the proclamations at once as this is a one off.

Mr. Barnes answered a question from Mayor Napoleone

Councilman McGovern asked for a list of the proclamations.

Mr. Barnes answered a question from Councilman McGovern.

Ms. Hall provided Council with a copy of the resolutions approving the annual proclamations.

Councilman McGovern commented that this should be discussed when all Council members are present in an Agenda Review setting. He asked if there is any proclamation recognizing any individual on the annual list.

Ms. Hall answered a question from Councilman McGovern.

There was discussion about the proclamation criteria and having a discussion when all the Council members are present.

Councilwoman Antuña asked how was the language determined in the proclamation.

Ms. Hall answered a question from Councilwoman Antuña.

Mayor Napoleone asked what is being asked of Council since this item is on the Consent Agenda.

Mr. Barnes said based on the consensus today, staff will pull the item. He said there would be future discussion after staff has the opportunity to prepare some additional information for Council to consider.

Councilwoman Silvestri asked if the discussion was to go back and find reasons to not approve the proclamation.

Mayor Napoleone said that this would go on the annual proclamations to discuss.

There was discussion regarding the proclamation request process for individuals.

C. [25-7326](#)

AUTHORIZATION TO CONTINUE UTILIZING A CITY OF PLANTATION CONTRACT, AS A BASIS FOR PRICING, WITH ALLIED UNIVERSAL CORPORATION, FOR THE PURCHASE AND DELIVERY OF SODIUM HYPOCHLORITE

Mr. Barnes introduced the item. He stated that this was the Authorization To Continue Utilizing A City of Plantation Contract, As A Basis For Pricing, With Allied Universal Corporation, For The Purchase and Delivery of Sodium Hypochlorite.

Ms. Panse explained the item. She noted the City of Plantation piggyback contract the Council approved last year.

She discussed the 6% increase compared to previous years.

Mayor Napoleone commented that this is something that the Village has to purchase.

Ms. Panse responded to Mayor Napoleone's comment.

D. [25-7085](#)

AUTHORIZATION TO AWARD AN ON-CALL CONTRACT FOR WELLFIELD REHABILITATION AND WELL CONSTRUCTION

Mr. Barnes introduced the item. He stated that this was the Authorization To Award An On-Call Contract For Wellfield Rehabilitation and Well Construction.

Ms. Panse explained the item. She said this contract locks in prices for future work and no work is being awarded today.

Councilman McGovern asked if this is for when the Village needs them.

Ms. Panse answered a question from Councilman McGovern.

Councilman McGovern asked how long is the length of this contract.

Ms. Panse answered a question from Councilman McGovern.

E. [25-7329](#)

AUTHORIZATION TO AWARD A CONTRACT FOR THE WATER RECLAMATION FACILITY CLASS 1 INJECTION WELL SYSTEM MECHANICAL INTEGRITY TESTING

Mr. Barnes introduced the item. He stated that this was the Authorization To Award A Contract For The Water Reclamation Facility Class 1 Injection Well System Mechanical Integrity Testing.

Ms. Panse explained the item. She said the testing was bid and two bids were received, with All Webbs Enterprises, Inc. being the low bid.

Mayor Napoleone commented on the bids.

Ms. Panse responded to Mayor Napoleone's comment.

Councilman McGovern asked when did we last do this.

Ms. Panse answered a question from Councilman McGovern.

Councilman McGovern asked what were results of the test.

Ms. Panse answered a question from Councilman McGovern.

Councilwoman Antuña asked what is being paid: \$86,400 plus \$15,000 or \$101,400.

Ms. Panse answered the question from Councilwoman Antuña.

F. [25-7332](#)

AUTHORIZATION TO AWARD A SOLE SOURCE CONTRACT FOR THE PURCHASE, DELIVERY, AND SERVICE OF FLYGT PUMPS

Mr. Barnes introduced the item. He stated that this was the Authorization To Award A Sole Source Contract For The Purchase, Delivery, and Service of Flygt Pumps.

Ms. Panse explained the item. She said that every year the Village does a certain amount of repairs that we send out to Flygt. She said this is a piggyback contract that gives us 10% off of MSRP (Manufacturer's Suggested Retail Price).

Mayor Napoleone commented this was a good discount according to what the Village had seen in other places.

Ms. Panse responded to Mayor Napoleone's comment.

Councilman McGovern asked if the Village had an annual estimated expenditure of a quarter of a million dollars, how many pumps would that be.

Ms. Panse answered a question from Councilman McGovern. She discussed the cost based on the size range.

G. [25-7394](#)

AUTHORIZATION TO EXECUTE A TASK ORDER TO HAZEN AND SAWYER TO PROVIDE WATER RECLAMATION FACILITY (WRF) SODIUM HYDROXIDE STORAGE AREA MODIFICATIONS

Mr. Barnes introduced the item. He stated that this was the Authorization To Execute A Task Order To Hazen and Sawyer To Provide Water Reclamation Facility (WRF) Sodium Hydroxide Storage Area Modifications.

Ms. Panse explained the item. She said that we have two large sodium hydroxide tanks at the site that are coming up on 25-years old and need replacement. She noted that the design and funding is included in the Capital Plan.

Councilman McGovern asked if this is to replace one or both.

Ms. Panse answered a question from Councilman McGovern.

H. [25-7403](#) RESOLUTION NO. R2025-72 (FY26 UTILITY BUDGET AMENDMENT FOR PFAS PUBLIC WATER SYSTEM SETTLEMENT PAYMENTS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2025-2026 UTILITY BUDGET FOR THE PFAS PUBLIC WATER SYSTEM SETTLEMENT PAYMENTS TO FUND MEMBRANE PLANT UPGRADE PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-72 (FY26 Utility Budget Amendment For PFAS Public Water System Settlement Payments).

Ms. Quickel explained the item. She said that the Village received another payment in the amount of \$780,416.58, which brings our total to date to \$5,228,322.43. She said that the Village had not received payments from Tycho or BASF yet. She said staff will be looking for those over the course of the next year.

Mayor Napoleone commented that this money is coming in and going towards continued improvements.

Ms. Quickel responded to Mayor Napoleone's comment.

Mayor Napoleone asked Ms. Panse to speak about being ahead of the curve on PFAS.

Ms. Panse answered a question from Mayor Napoleone.

I. [25-7330](#) AUTHORIZATION TO AWARD SOLE SOURCE CONTRACTS FOR VARIOUS PUMP STATION PROJECTS

Mr. Barnes introduced the item. He stated that this was the Authorization To Award A Sole Source Contract For Various Pump Station Projects.

Mr. Reinsvold explained the item. He discussed what would be replaced and maintained at Pump Stations #3, #4, #6 and #9.

Councilman McGovern asked what happens while Pump Station #4 is pulled.

Mr. Reinsvold answered a question from Councilman McGovern.

Councilman McGovern asked if the Village negotiated these as best as possible.

Mr. Reinsvold answered a question from Councilman McGovern.

J. [25-7398](#)

AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT FOR MULTIPURPOSE PATHWAY, PARKING LOT, AND SIDEWALK IMPROVEMENTS

Mr. Barnes introduced the item. He stated that this was Authorization To Utilize A Palm beach County Contract For Multipurpose Pathway, Parking Lot, and Sidewalk Improvements. He said that this is the annual agreement utilized as a cooperative purchase with the County's contract.

Councilman McGovern asked how the items were picked.

Mr. Barnes answered a question from Councilman McGovern.

Mayor Napoleone commented to make sure that we are looking at the drainage issues, the pathway near Binks Forest pathways near Landings gets underwater with a little bit of rain.

Mr. Barnes responded to Mayor Napoleone's comment.

K. [25-7348](#)

AUTHORIZATION TO UTILIZE A SOURCEWELL CONTRACT, AS A BASIS FOR PRICING, FOR THE PUBLIC WORKS FACILITY WIND RETROFIT PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization To Utilize A Sourcewell Contract, As A Basis For Pricing, For the Public Works Facility Wind Retrofit Project.

Ms. Quickel explained the item. She said that the Village received a Hurricane Loss Mitigation Program Grant in the amount of \$225,000.00 that the Council was advised about a month or so ago, and this is the contract to perform that work.

Mayor Napoleone commented about being excited to use the grant funds for this project.

L. [25-7412](#)

AUTHORIZATION TO EXECUTE AN ADDITIONAL TASK ORDER TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE STORMWATER PUMP STATION IMPROVEMENTS

Mr. Barnes introduced this item. He stated that this was the Authorization To Execute An Additional Task Order To Provide Professional Engineering Services For the Stormwater Pump Station Improvements.

Mr. Reinsvold explained the item. He said that this was brought to the Council during last year's Vision Session and it is part of the Appropriation Funds.

Councilman McGovern asked if this is the part where the Village does all the work now.

Mr. Reinsvold answered a question from Councilman McGovern.

Councilman McGovern asked if this is the engineering work.

Mr. Reinsvold answered a question from Councilman McGovern.

Mayor Napoleone asked what is the roll-out time frame.

Mr. Reinsvold answered a question from Mayor Napoleone.

M. [25-7417](#)

INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY SCHOOL BOARD FOR INSTALLATION OF TRAFFIC SIGNAL IMPROVEMENTS AT LAKE WORTH ROAD AND ISLE VIEW DRIVE

Mr. Barnes introduced the item. He stated that this was the Interlocal Agreement with Palm Beach County School Board For Installation of Traffic Signal Improvements at Lake Worth Road and Isle View Drive. Mr. Barnes said this is already completed.

Mr. Reinsvold explained the item. He said the Village was asked to provide an interlocal agreement for the signal with the School Board.

Councilman McGovern commented this was always the plan for the Village to cover half and School Board to cover half.

Mr. Reinsvold responded to Councilman McGovern's comment.

Mayor Napoleone commented that the Village was doing this for the signal to be operational before the school year started.

Mr. Reinsvold responded to Mayor Napoleone's comment.

Mayor Napoleone asked Ms. Bausch was she in agreement with this.

Ms. Bausch answered a question from Mayor Napoleone.

N. [24-6925](#)

RESOLUTION NO. R2025-02 (WELLINGTON REGIONAL MEDICAL CENTER PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING WELLINGTON REGIONAL MEDICAL CENTER PLAT BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27,

28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Mr. Barnes introduced the item. He stated that this was Resolution No. R2025-02 (Wellington Regional Medical Center Plat).

Mr. Reinsvold explained the item. He stated this had been 20-years in the making.

Mayor Napoleone asked Mr. Reinsvold to explain the purpose of this.

Mr. Reinsvold said this is to establish the boundaries, real property interest, public responsibility for the water and sewer, maintenance easements, utility easements and who is responsible for what property owners association.

Councilman McGovern asked what does this actually do.

Mr. Reinsvold answered a question from Councilman McGovern.

Councilman McGovern asked if everything had been on one continuous parcel.

Mr. Reinsvold and Mr. Barnes answered a question from Councilman McGovern.

Councilman McGovern asked what does this allow the hospital to do now.

Mr. Reinsvold answered a question from Councilman McGovern.

Councilman McGovern said that this would go through the normal process.

Mr. Barnes responded to Councilman McGovern's comment.

O. [25-7393](#)

RESOLUTION NO. R2025-73 (STATE PERMITS FOR TEMPORARY CLOSINGS OF STATE ROADS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE VILLAGE MANAGER OR HIS DESIGNEE TO AUTHORIZE AND APPLY FOR STATE PERMITS FOR TEMPORARY

CLOSINGS OF STATE ROADS FOR SPECIAL EVENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-73 (State Permits For Temporary Closings of State Roads).

Mr. Reinsvold explained the item.

Mayor Napoleone commented on the road closure process.

Mr. Reinsvold responded to Mayor Napoleone's comment.

Councilwoman Antuña asked if FDOT approval is needed.

Mr. Reinsvold and Mr. Barnes answered a question from Councilwoman Antuña.

P. [25-7415](#)

AUTHORIZATION TO PURCHASE GOODS AND SERVICES FROM VARIOUS VENDORS FOR THE NEW AQUATIC CENTER

Mr. Barnes introduced the item. He stated that this was the Authorization To Purchase Goods and Services From Various Vendors For the New Aquatic Center.

Mr. Silliman explained the item.

Mayor Napoleone commented that this is all the electronic stuff that makes the Village able to monitor and control access.

Ms. Quickel responded to Mayor Napoleone's comment.

Councilman McGovern asked if this includes the scoreboard and other things.

Mr. Juckett answered a question from Councilman McGovern.

Q. [25-7408](#)

RESOLUTION NO. R2025-74 (FACILITIES FEE SCHEDULE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A FACILITIES FEE SCHEDULE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2025-74 (Facilities Fee Schedule).

Mr. Juckett explained the item. He said that staff is looking for consensus from Council for all the items for the new facility prices and times. He

noted that George Deines, Project Manager with Councilman Hunsaker was present to provide a brief presentation.

Mr. Deines conducted a PowerPoint Presentation Wellington Aquatics Center Operations Study. He discussed Scope, Operating Schedule, and Fee Schedule.

Councilwoman Silvestri asked if there is a price for admission if people are just monitoring their children and not participate.

Mr. Juckett answered a question from Councilwoman Silvestri.

Councilman McGovern asked if there is a copy of the presentation.

Councilwoman Silvestri asked staff to allow Council to look at the fees a little bit more for a smaller price point for parents that are required to be there but are not participating.

Mr. Juckett answered a question from Councilwoman Silvestri.

There were comments and discussion regarding the Fee Structure.

Mayor Napoleone asked what is being done at other facilities in Palm Beach County.

Mr. Deines and Mr. Juckett answered a question from Mayor Napoleone.

Councilman Silvestri asked if there is a discount for a three person membership.

Mr. Juckett answered a question from Councilman Silvestri.

Councilman McGovern commented that the Village did not build the new pool to double the rates, the pool was built for people to use it.

Mayor Napoleone commented that he would like to do something for the first three months from January through Spring Break to make the pool on the weekends free for people to get accustomed to it.

Councilwoman Antuña commented that prices are going up. She said that the Village has to increase to maintain and keep the standard of the Village.

Mr. Deines continued and discussed the Fee Structure with a \$7 Base increase.

There were comments and discussion regarding the Fee Structure increases and budgetary bottom line.

Mr. Juckett responded to Council comments. He said that the Fee Structure would be updated based on Council discussion and disseminated to Council. He discussed the Rental Fee.

Mayor Napoleone asked Mr. Deines to tell the Council how the numbers were derived.

Councilwoman Silvestri asked how the cabanas look.

Mr. Deines, Mr. Barnes and Mr. Juckett answered a question from Councilwoman Silvestri.

There were comments and discussion regarding the cabana rates and birthday party room rate.

Mr. Deines discussed the Operating Budget, Revenue, Draft Summary and Key Operating Principles. He answered questions from Council.

Mr. Juckett discussed the redline changes for the Facility Fee Structure.

There were comments and discussion regarding the redline changes and Aquatic Fee Structure being revisited in a year.

There was consensus by the Council to make the cabana rates \$75 for Residents and \$100 for Non Residents for the first year.

There were comments and discussion regarding marketing the Aquatic Facility, the opening date, and transfer of memberships.

R. [25-7331](#)

AUTHORIZATION TO AMEND A CONTRACT FOR ON-DEMAND RIDESHARE TRANSPORTATION SERVICES

Mr. Barnes introduced the item. He stated that this was the Authorization To Amend A Contract For On-Demand Rideshare Transportation Services.

Ms. Coates explained the item. She conducted the PowerPoint Presentation Senior Service Program Update. She discussed the History + Scope, High-Level Analysis, Ridership, and Heat Map.

Councilman McGovern commented on bringing on the third vehicle.

Ms. Coates and Mr. Williams responded to Councilman McGovern's

comment.

Councilman McGovern commented that the Council knew this was going to be great at the ribbon cutting for Freebie. He asked if this had already been budgeted.

Ms. Coates and Mr. Williams answered a question from Councilman McGovern.

Mayor Napoleone commented on the consistency and familiarity for the seniors utilizing Freebie.

S. [25-7401](#)

ORDINANCE NO. 2025-28 (FY 2025/2026 ANNUAL CAPITAL IMPROVEMENT ELEMENT UPDATE OF WELLINGTON'S COMPREHENSIVE PLAN)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, UPDATING THE WELLINGTON COMPREHENSIVE PLAN BY INCORPORATING THE ANNUAL REVIEW AND REVISIONS TO THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT THE 2025/2026 THROUGH 2029/2030 FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR LEVEL OF SERVICE PROJECTS; UPDATING POLICY CI 1.2.5 TO ADOPT THE SCHOOL DISTRICT OF PALM BEACH COUNTY'S FISCAL YEAR 2025/2026 10-YEAR CAPITAL IMPROVEMENTS SCHEDULE BY REFERENCE; PROVIDING FOR CONFLICT AND SEVERABILITY; AUTHORIZING THE MANAGER TO UPDATE THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Ordinance No. 2025-28 (FY 2025/2026 Annual Capital Improvement Element Update of Wellington's Comprehensive Plan). Mr. Barnes said that there would be a presentation at Wednesday's meeting.

T. [25-7406](#)

ORDINANCE NO. 2025-30 (BUILDING HEIGHT ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 5, TABLE 5.1.2-1, DEVELOPMENT APPLICATION APPROVALS, RELATED TO BUILDING HEIGHT APPLICATION TYPES; TO ADD SECTION 5.3.11 RELATING TO BUILDING HEIGHT; TO AMEND ARTICLE 6, SECTION 6.3.1.F.5, RELATED TO BUILDING HEIGHT APPLICATIONS IN EXCESS OF 35 FEET; 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. 2025-30 (Building Height ZTA).

Ms. Cramer explained the item. She said that there would be a full presentation at tomorrow night's meeting.

Mayor Napoleone commented that this would go to the Architectural Review Board (ARB) before going to the Council.

Ms. Cramer responded to Mayor Napoleone's comment.

Mayor Napoleone commented that this would make the ARB an advisory committee to the Council like the Planning, Zoning and Adjustment Board is to the Council.

Ms. Cramer responded to Mayor Napoleone's comment. She discussed Ordinance No. 2025-31 (ARB Approval ZTA).

Mayor Napoleone asked if this would apply to the multi-family and non-residential.

Ms. Cramer answered a question from Mayor Napoleone.

Councilman McGovern commented that the height is not changing.

Mr. Barnes responded to Councilman McGovern's comment.

U. [25-7407](#)

ORDINANCE NO. 2025-31 (ARB APPROVAL ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 6.4.3, RELATED TO ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item was discussed in conjunction with the previous item.

V. [25-7402](#)

ORDINANCE NO. 2025-33 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 13 - OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE I – PROPERTY MAINTENANCE STANDARDS, SECTION 13-3 – ADDITIONAL PROPERTY MAINTENANCE STANDARDS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 13 (OFFENSES AND MISCELLANEOUS PROVISIONS), ARTICLE I ("PROPERTY MAINTENANCE"), SECTION 13-3 ("ADDITIONAL PROPERTY MAINTENANCE STANDARDS") OF WELLINGTON'S CODE OF ORDINANCES TO CREATE AN

EXCEPTION TO THE TIME PERIOD ALLOWED BY PALM BEACH LITTLE RANCHES TO PLACE VEGETATIVE DEBRIS AT THE CURB FOR BULK PICK-UP; 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. 2025-33 (Code of Ordinances Amendment To Chapter 13 - Offenses and Miscellaneous Provisions, Article I - Property Maintenance Standards, Section 13-3 - Additional Property Maintenance Standards).

Ms. Cramer explained the item. She noted that there was a recent neighborhood inspection that resulted in numerous courtesy notices issued to residents regarding the piling of yard debris at the curb for more than 24-hours.

Mayor Napoleone commented about Council receiving a lot of comments on this.

Ms. Cramer responded to Mayor Napoleone's comment.

Councilwoman Silvestri asked why would this would be done for one neighborhood and not all.

Mayor Napoleone asked if there is rationale for this.

Mr. Barnes answered questions from Councilwoman Silvestri and Mayor Napoleone.

Councilman McGovern asked would this be different from Rustic Ranches, Paddock Park and the Equestrian Preserve.

Mr. Barnes answered a question from Councilman McGovern.

Councilwoman Antuña commented that if there is one that is offending then the one should be penalized.

Mayor Napoleone said that Council would give this more thought between now and then.

3. WORKSHOP

Mr. Barnes said that there are two items as it relates to the Palm Beach County Code of Ethics. He stated that there are two Advisory Board Members that are affected by this particular code provision, and the requirement is to provide the disclosure to Council at a public meeting, which what is being done now. He said Tatiana Yaques, CEO of CCTV

Agent P.B. Inc, is a member on the Planning, Zoning and Adjustment Board. He noted that the Village had done business with that company prior to Ms. Yaques' acquisition and involvement with the firm. He said that the total value to date is approximately \$11,000. He said that Stephen Levin, Principle of the Western Ride, LLC, is a member of the Parks and Recreation Advisory Board, which the Village had partnered with and that event was recently held. He said that it is a not-for-profit that benefits Donna's Fund, which is for Women In Distress Broward County. He mentioned that Mr. Levin had come before the Council on multiple of occasions to discuss that project; however, there was not a specific disclosure that may not have met the requirements of the Code; staff is disclosing that now.

Ms. Bausch stated the reason that this disclosure is being made is because there is an exception for the provision of the Code of Ethics for Advisory Board members. If the board that they are on does not provide oversight or regulation of the contract at issue, then the disclosure can be made a public meeting, and that does not violate the Code of Ethics.

Mayor Napoleone commented on the disclosure.

Ms. Bausch responded to Mayor Napoleone's comment.

Councilwoman Silvestri asked if something would be put in place for future onboarding of committee members.

Mr. Barnes answered a question from Councilwoman Silvestri.

Meeting went into Recess

Meeting reconvened

A. [25-7419](#)

K PARK UPDATE PRESENTATION WITH RELATED ROSS

Mr. Barnes introduced the item. He stated that this was the K Park Update Presentation With Related Ross. He stated that the Related Ross Team is present.

Kenneth Himmel, President Related Ross, introduced the team and new players Jorge Mendoza, Senior Vice President of Design at Related Ross, Webber Hudson, Executive Vice President, Retail Leasing and Asset Management Related Ross, and Katie Block, Chief Financial Officer Related Ross. He said that David Manfredi will be presenting some of our latest work here tonight. He discussed the restaurateurs and bringing a higher level hotel concept. He thanked the Council for making the right choice selecting Related Ross.

Mr. Manfredi presented the PowerPoint Presentation Wellington Village Project. He said that the goal is to make a downtown that is absolutely walkable with mixed uses, the pedestrian is primary, making a neighborhood, and open space. He discussed the Conceptual Site Plan.

Councilman McGovern asked how many right turns would be on Stribling Way.

Kevin Ryan, Executive Vice President/Development Related Ross, answered a question from Councilman McGovern.

Vice Mayor Siskind commented on the traffic on Stribling Way.

Mr. Ryan responded to Vice Mayor Siskind's comment.

Mr. Manfredi continued presenting the Conceptual Site Plan, Concept - Wellington Village Project and Concept - Hotel.

Mr. Himmel noted a major fitness and health club across from the hotel. He said that there is a commitment for a 35,000 square foot user but the name cannot be revealed yet.

Councilman McGovern asked is this in both of the locations.

Mr. Ryan answered a question from Councilman McGovern.

Councilman McGovern asked if the hotel would connect to the event space.

Mr. Ryan answered a question from Councilman McGovern.

Councilwoman Antuña asked if the hotel will be the highest building in the development.

Mr. Ryan answered a question from Councilwoman Antuña.

Mayor Napoleone asked if there is any kind of rooftop amenity on the hotel.

Mr. Manfredi, Mr. Ryan and Mr. Himmel responded to Council comments and questions.

Mr. Webber presented the Site Merchandising Plan. He said there is something for everybody. He stated that we have been in the market and

have talked to a couple hundred retailers and have 18 letters of intent that are actively engaged. He said that we will be announcing those in the first quarter of next year.

Councilman McGovern inquired if we are going to be able to announce tenants the first quarter of 2026.

Mr. Webber and Mr. Himmel responded to Councilman McGovern's inquiry.

Mr. Ryan discussed the Project Schedule Summary. He thanked Mr. Barnes and the entire staff for working very hard and very collaboratively with us on the approvals process. He stated that the site work is set to start March 2026; with target open date for October 2028. He discussed the Offsite Improvements Diagram.

Vice Mayor Siskind commented regarding the previous traffic studies done.

Mr. Ryan responded to Vice Mayor Siskind's comment. He spoke regarding Florida Department of Transportation (FDOT) condition of approval.

Mr. Ryan discussed the RR Development Future Expansion.

Councilman McGovern asked if the amount parking will stay the same or go up.

Mr. Ryan and Mr. Himmel answered a question from Councilman McGovern.

There were comments and discussion regarding the mix use and designs.

Mayor Napoleone asked what is the arrangement with the church on shared parking.

Mr. Ryan and Mr. Himmel answered a question from Mayor Napoleone.

Mr. Ryan said that they have been speaking with staff about a Community Development Districts (CDD) that we are exploring. He said that the Village would have to approve and endorse. He said it is a vehicle to typically use tax exempt bonds to fund infrastructure and improvement. He said that we would work with staff to explain that in more detail at other meetings.

Councilman McGovern asked what is the timeline for this.

There was comments and discussion regarding the CDD, appropriations and funding.

Maximillian Kaye, Project Manager/Related Companies stated that we are still exploring the exact vehicle. He said ultimately the Village of Wellington would be the applicant, there would be no money put up from the Village side. It would be state and private funding.

Mayor Napoleone commented you are hoping to come with a State appropriation with a match from your side.

Mr. Ryan and Mr. Himmel responded Mayor Napoleone's comment.

Mayor Napoleone asked how does the timing of this work with your schedule.

Mr. Ryan and Mr. Kaye answered a question from Mayor Napoleone.

Councilman McGovern asked how does this change or line-up with the appropriations that the Village is already seeking.

Mr. Barnes answered a question from Councilman McGovern.

Mayor Napoleone commented that we do not want to risk our appropriation.

Mr. Barnes responded to Mayor Napoleone's comment.

Councilman McGovern asked about Purchase and Sale Amendments Environmental concerns.

Mr. Ryan answered a question from Councilman McGovern. He said that we are heading towards putting up and additional deposit on November 21, 2025.

Councilwoman Silvestri commented everything is absolutely beautiful and she looks forward to moving forward this with this.

Mr. Himmel thanked the Village for their support.

4. ATTORNEY'S COMMENTS

None.

5. MANAGER COMMENTS

None.

6. COUNCIL COMMENTS

None.

7. ADJOURN

There being no further items to discuss, the meeting was adjourned at 7:47 pm.