

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary - Final

Friday, April 19, 2024

9:00 AM

DIRECTIONS WORKSHOP

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

Council Members present: Michael Napoleone, Mayor; John T. McGovern, Vice Mayor; 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.

Department Directors and others Present:

Daryl Boyd, Paulette Edwards, Lt. Humphrey, Captain Addazio, Nicole Coates, Chuck Gill, Ana Acevedo, Bill Silliman, Jonathan Reinsvold, Michelle Garvey, Anjuli Panse, Kim Gibbons, Bruce Wagner, Tim Stillings, and Robert Basehart.

2. ACCOMPLISHMENTS AND SUCCESSES!

Mr. Barnes welcomed everyone and provided a brief overview regarding the Village Directors, employees and their years of experience at the Village.

3. ECONOMIC UPDATE

Mr. John F. Grady III, Managing Director, Public Trust Advisors, discussed the Gross Domestic Product (GDP), Jobs (Growth, Labor Markets, Wage Growth and Unemployment Levels), and Consumer Confidence/Sentiment. The next topics were Loan Delinquencies, Inflation - CPI (Consumer Price Index), Personal Savings, Florida Median Home Prices, and Housing Affordability. In addition, Mr. Grady spoke regarding Economic Expectations - Inflation, U.S. Recession - next 12 months, and Federal Funds Rate. He referenced the Federal Open Market Committee (FOMC) Dot Plot for March 2024. He discussed a slide titled "Interest Rates Continue Trending Higher". He referenced the amount of negative interest rates bonds. Mr. Grady discussed the Operating Portfolio Strategy Update. He said the Village has an Operating Portfolio and Capital Projects Portfolio. He discussed the Capital Projects Strategy Update. He summarized the Village of Wellington Investment Program. Then, he showed a Village of Wellington Asset Allocation Chart as of April 2022.

Mayor Napoleone discussed projects.

Vice Mayor McGovern asked Mr. Grady what does he see overall about the Village's Investments.

4. LONG RANGE FINANCIAL PLAN

Ms. Quickel stated Christine Wadleigh, Budget Director, had joined the workshop by Zoom and thanked her for her work in preparing the Long Range Financial Plan, which was started 2017/2018. She mentioned the Executive Summary, Financial Condition Assessment and Market Analysis, Revenue & Expenditure Forecast Reserve Analysis, Fund Balance Analysis, Capital Improvement Program and Financial Policies, Plans and Studies that staff considers when preparing the Plan. Ms. Quickel also discussed the CPI and the impact the we are seeing. She also referenced the Municipal Cost Index (MCI). She discussed the Forecast Assumptions and the 5-year Forecast of Revenues and Expenditures-General Fund. She also discussed the 5-year Forecast of Revenues and Expenditures-ACME Fund.

Ms. Quickel stated the regular assessment no longer supports ACME and staff will review this further into the budget process. She then reviewed the 5-year Projections-Solid Waste Collection Fund. Ms. Quickel discussed the Preliminary Millage and Fund Balance Projection - General Fund FY 2023-2027. Staff's concerns are the millage rates for fiscal years 2024, 2025 and 2026.

Vice Mayor McGovern inquired about the BreFrank Settlement.

Ms. Cohen and Mr. Stillings provided an update.

Vice Mayor McGovern asked about the impact to the budget.

Ms. Quickel stated it will not be included in the budget yet and will require a budget amendment.

Councilwoman Antuña inquired about the 10% regarding the Utility Rate.

There was discussion between Council and staff regarding the rate.

Mayor Napoleone commended Ms. Quickel and provided brief comments.

Vice Mayor McGovern commented about the millage rate trend. He asked how much is the unallocated fund balance.

Ms. Quickel stated it is approximately \$39 million.

Mr. Barnes spoke briefly about projects and funding.

Mayor Napoleone reiterated that we do not have to sell any of our assets to do any projects.

Ms. Quickel stated that is correct. When Council approved those projects, they were fully funded.

Vice Mayor McGovern stated those decisions made years ago are what paid for the pool, town center project, etc. He reiterated for the record that he does not intend to vote for any number higher than 2.47 for the millage.

Mr. Barnes gave brief comments.

Councilwoman Siskind referenced the recommendations.

5. PUBLIC SAFETY UPDATE

Captain Nicole Addazio, Palm Beach County Sheriff's Office (PBSO) District 8, informed the Village Council that PBSO serves about 800,000 citizens. She introduced Sergeant Michael Donovan, Sergeant James Benedict, Sergeant Matthew DeJoy and Vivian Hernandez who all provided background information regarding personnel, various functions they perform and statistics.

Council asked questions about vehicle thefts, offenders, License Plate Readers (LPR), fights at high schools and middle schools, delineators and events per year.

The Village Council expressed appreciation for the relationship with PBSO and thanked PBSO for their service to Wellington.

6. FY2024 CAPITAL PROJECTS UPDATE

Mr. Barnes conducted a presentation regarding the current construction projects (FY 2024).

Mr. De La Vega spoke regarding the PBSO substation.

Mr. Barnes discussed the potential roundabout located at Lake Worth Road/120th Avenue.

Councilwoman Silvestri expressed her concerns with the crosswalk for

this area.

Mr. Stillings offered information regarding intersection improvement and funding.

Mr. Reinsvold spoke regarding other roundabout examples.

Councilwoman Antuña commented about the scale of the roundabout.

Vice Mayor McGovern inquired about sidewalks for kids walking to school for housing developments that may be built.

There was further discussion regarding sidewalks.

7. VISION 2050

Nathan George, Palm Beach County Transportation Planning Agency (TPA), provided information about the TPA, the Metropolitan Planning Organization (MPO) Core Products and the Transportation Planning Process and timeline regarding the Long Range Transportation Plan. He conducted a presentation for the Village's Long Range Transportation Plan, Factors for the Long Range Plan and TPA Project Funding Authority. Mr. George reviewed the TPA Planning Area, the Regional Transportation Network, Multimodal Needs, Station Planning Area - Military Trail. He showed a new resource data map available on their website.

Mr. Stillings asked Mr. George to explain the status of the State Road (SR) 7 Study.

Mr. George provided a quick overview of where they are with the study.

Councilwoman Antuña inquired about Southern Boulevard.

Mr. Stillings spoke regarding TPA Grants that Wellington had received in the past and discussed the cost share of the projects.

Mr. George provided brief follow up conversation of what the TPA will fund over the next 25 years in the plan and responded to questions.

8. ECONOMICS OF COMMUNITY DESIGN

Mr. Stillings introduced Joe Minicozzi, Founder of Urban 3, and provided his background information.

Mr. Barnes provided a quick overview.

Mr. Minicozzi urged Council and staff to consider what the DNA of Wellington is and what is the model. He also referenced Economic MRI, How Your Taxes Work, the Save Our Homes Amendment - growth of infrastructure costs, FRED Economic Data and Agricultural Classification - showed an example of single family and agricultural classification. In addition, he showed how Wellington compares to West Palm Beach and Palm Beach County regarding taxes, total value and value per acre. He referenced the term Missing Middle, Land Uses, Road Maintenance (preventative, resurfacing and reconstruction), neighborhood comparisons for Wellington, scale and development comparisons with various municipalities. Mr. Minicozzi commented about some main points to remember:

1. Productivity responds to how we build
2. What's already ripe with opportunity?
3. Core Power! Shoot for 1:6
4. Thicken up, visualize change (always review)
5. Move forth and plan!

Council asked questions and commented on the presentation.

Mr. Minicozzi responded to Council's questions.

9. STATE ROAD 7 CORRIDOR STUDY UPDATE

Mr. Stillings provided an overview and referenced the mall.

Dana Little, Urban Design Director for the Treasure Coast Regional Planning Council (TCRPC), provided an update and overview of the SR-7 Village Market Study. He stated he will discuss two projects: State Road 7 - Mall At Wellington Green and Wellington Green - Project Standards Manual. He reviewed the process that was started in December 2019; with revised scope in March 2020 due to COVID-19. The interlocal agreement was executed in July 2020 and virtual interviews were conducted from October 2020 to November 2020. There was a Draft Market Study Phase I-Existing Conditions submitted January 2021, Final Phase II: Market Potentials submitted October 2021 and Phase III: Economic Impacts submitted December 2022. He discussed the Market Potentials and referenced various schemes (Scheme A, Scheme B, Scheme C and Scheme D). He talked about a project report. Next, Mr. Little discussed the Wellington Green - Project Standards Manual. He explained a segments map. He referenced design, block standards and Evaluation Metrics regarding redevelopment at the mall. He talked about Low Impact Development (LID) and Implementation.

Mr. Barnes clarified that this is the first time this is being presented. It had previously only been reviewed by staff.

Councilwoman Siskind asked how the implementation would work with what was presented yesterday by Mr. Spinoso.

There was discussion between Council, Mr. Little, Mr. George, Mr. Barnes and Mr. Stillings regarding implementation of each segment. In addition, the distribution of equity for the entire property was discussed.

10. Q & A WRAP UP

Mr. Barnes provided a wrap up of the Directions Workshop. He stated these are the things in and around the Village that staff is reviewing that impact the Village. He reviewed Wellington's Planned Development Timeline from incorporation/operational. He also spoke about Basin A and Basin B.

Jonathan Reinsvold reviewed Traffic Count Data mentioning the historic growth rate per year for Wellington Roads and State Roads, Wellington Roads Timeline Growth and the Intersection Volume Dashboard for Forest Hill Boulevard-Wellington Trace.

Mr. Barnes introduced the Department Directors and discussed what they do.

The Village Council thanked Executive Management and Department Directors for conducting the Directions Workshop.

Councilman McGovern stated the Village is lucky to have Jim Barnes and thanked him for his service. He also commended staff.

There being no further business to discuss, the workshop adjourned at 5:19 pm.