

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

**Wellington Village Hall
12300 Forest Hill Blvd.
Wellington, Florida 33414**

**Tuesday, January 26, 2016
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, January 26, 2016 commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

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

Advisors to the Council: Paul Schofield, Manager; Laurie Cohen, Esq., Attorney; Jim Barnes, Assistant Manager; Tanya Quickel, Director of Administrative and Financial Services; and Rachel R. Callovi, Acting Village Clerk.

1. **CALL TO ORDER** – Mayor Margolis called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** – Cub Scouts 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.

At this point, the Cub Scout Masters of Troop #125 invited Mayor Margolis as well as Chief Mike Arena and Lt. Eli Shaivitz to participate in their annual Pinewood Derby on March 5th.

4. APPROVAL OF AGENDA

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Farmington Circle, to the Regular agenda as item 8B; and 3) the previous item 8B, Outside Legal Fees and Costs had been withdrawn.

A motion was made by Councilman Willhite, seconded by Councilman 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. Head coach, Mr. Matt Estes, stated the girls discussed the goal of having an undefeated 2015-2016 season and accomplished it. Council congratulated the team on their achievement, and presented the proclamation to the team and coaches.

B. 15-1033 SENIOR HOUSING UPDATE 2016

Mr. Basehart stated the Senior Committee has suggested that the Village participate in providing housing for the seniors, as the senior population in Wellington has been growing quickly. He said 8% of the residents in Wellington in the year 2000 were 65 and older and the U.S. Census indicated it grew to 10.5% in 2010. Looking at the U.S. Census projections and the Bureau of Economic and Business Resource, it is estimated that the senior population in Wellington is now up to about 13% or 7,600 to 8,000 residents.

Mr. Basehart explained that senior housing includes extensive care facilities (which is basically nursing home care) and assisted living (which is congregate living facilities or CLFs). He stated Wellington has four categories of CLF housing; several conventional restricted age communities, basically 55 and up; and government programs that provide assistance to residents who wish to age in place. He indicated there is one extensive care facility in Wellington, the NuVista Nursing Home and Rehab Center that is part of the Devonshire Development located at the southwest corner of the Wellington Green Mall property. He stated that facility has 38 assisted living beds and 120 skilled nursing beds, with some of the skilled nursing beds being used for rehab after surgery.

Councilwoman Gerwig thought there was another portion to that project, as it was not going to be just a rehab facility. She asked if that was still planned because she understood people would go there for more intense treatment and then go somewhere else. Mr. Basehart stated some residents are permanent in NuVista. He said it has 120 nursing beds with about half being used for rehab and half for the people who are there permanently. He indicated 38 CLF beds are in that same building. He stated the rest of the project will have about 675 CLF units. Councilwoman Gerwig thought this was a small percentage of the whole project.

Mr. Basehart showed Council the location of the mall project, the Devonshire development and the NuVista Nursing Home. He said the congregate living facilities were broken into several types. He explained Type 1 congregate living facilities, under state law, are allowed anywhere single family homes are allowed and can have up to six (6) residents. He stated the Village has separation requirements, as a Type 1 facility has to be at least 1,000 feet from another Type 1 facility, so they do not dominate neighborhoods. He said only a single family home is required, as no special approvals are needed.

Mayor Margolis indicated the facilities were regulated by the Agency for Health Care Administration (AHCA), and the Village has no control except for some of the circumstances just mentioned. Mr. Basehart stated the Village does require them to get a Business Tax License (BTR), register, and meet the separation requirements. Mayor Margolis noted the facilities were inspected by the State.

Mr. Basehart showed Council where the Type 1, 2 and 2A facilities were located. He said a Type 2 CLF can have up to 14 residents and a Type 2A can have up to 21; however, all of the residents must be seniors. He mentioned one issue with CLF development is under state law, as people with handicaps or other issues have to be allowed in CLF developments. He stated

some Type 1 and 2 facilities are halfway houses, drug rehabilitation centers, battered spouse refuges or sober homes. He said most of the seventeen facilities located in Wellington operate at capacity.

Mr. Basehart explained the Type 3 congregate living facilities have more than 21 people. He said there are three of these facilities in the Village: NuVista will have over 600 beds approved as a part of that project when it gets going; the hospital has a 75 bed nursing home approved that has not been built yet; and the Fina property has a 100 bed unit approved, but that approval has expired. He mentioned he has seen some preliminary plans from Fina for re-approval and that they were looking at 200 beds for that project. Mr. Basehart noted that presently there are only 38 Type 3 CLF beds in the Village (in the nursing home building), but 700 or 800 or more beds are approved and could be built anytime. He presumed the need was not there for that many or the beds would have been built. But in the event there is a need, the approvals are in place and the Village would have no need to participate in any programs to develop that kind of facility.

Mayor Margolis stated when NuVista came before Council, they decided to have NuVista build the first part of their facility for a nursing home and rehab and some assisted living. Mr. Basehart indicated NuVista recently met with staff and was getting ready to move forward.

Mr. Basehart stated the next type of development would be conventional residential development that is age restricted and available for seniors. He showed Council the Buena Vida project with 642 single family homes, either patio or conventional, but they are not at senior market rates. He said the Property Appraiser's records indicate home sales in there have been from \$250,000 to \$500,000 in the last year.

Councilman Willhite did not think the demographics of Buena Vida provided a good example of what they were talking about. He stated the survey indicated the median income for their seniors was \$68,200, and he did not know if they could afford a \$500,000 home. He understood Council was given backup information, but he thought they were discussing and envisioning a Mayfair type of situation.

Mr. Basehart agreed it would be like Mayfair or even a lower price point. He indicated the Mayfair project is 110 units and Property Appraiser's records show sales have been \$160,000 to \$190,000 per unit in the last year. He said most are two unit buildings with some being four. Councilwoman Gerwig thought Mayfair's price point was different, because of the density and amenities compared to Buena Vida.

Mr. Basehart stated the next type of senior housing assistance is for aging in place. He said the Village has programs that provide grants or low or no-interest loans to people to rehab their properties to senior standards with handicap bars and wider doorways as well as a transportation assistance program.

Mr. Basehart discussed the sites that may be available in the Village for senior housing and where it could provide some assistance with Village-owned property. He said staff looked at all of the Village properties and the locational criteria for senior housing. He indicated it was important for it to be located on public transportation routes, near hospitals and other types of medical care, near shopping, near dining and entertainment opportunities, and for it to have at least 10 acres for reasonable development. He explained that came down to two properties.

He showed Council one option known as Village Green Park, which currently has soccer fields,

restroom facilities and parking on the property. He said it is about 10 acres and meets all of the location criteria he just discussed. He stated the second site would be a portion of the K-Park property. He said it should be at least 10 acres or even more if they wanted to get into any kind of expanded or larger type of facility.

Councilwoman Gerwig asked if the Life Church site was similar in size. Mr. Basehart stated it was 10 acres when it was originally purchased, but the Church dedicated some right-of-way to the State as part of Council's development approval, so the site is now about 8.7 acres. He thought it was similar in size but not in configuration.

Mr. Basehart stated staff developed some conceptual design concepts to see what one of these facilities might look like at the Village Green Park site. He indicated the senior survey showed that if seniors were to move, their first preference would be a down-sized single family home. He said staff designed:

- 1) A patio home type development with 50 units on 10 acres that included a clubhouse, a pool, and a lot of open space.
- 2) A multi-family concept with about 10 units to the acre and a huge lake, which provided for a nice waterfront activity area.
- 3) A two-story tall facility with 120 units on 10 acres, which is 12 units to the acre.
- 4) A 20 unit to the acre solution, which would be four or five stories, with an orientation so that almost everyone had views of the lake. It also had a pool facility and some open space. He noted these types of facilities generally have other amenities within them, like limited shopping, dining, barber shop, beauty salon, etc.

Mr. Basehart said when they think about solutions, there are multi-family types and the single family solution.

Mayor Margolis clarified that these concepts were not Adult Congregate Living Facilities (ACLF) or independent assisted nursing homes. Mr. Basehart stated they would be conventional units but age restricted.

Mr. Basehart indicated Mr. Poag's department surveyed the Wellington seniors to understand their perceived needs and preferences, and they received a good representative response. He noted the report in Council's package showed their primary points of concern and interests. He explained a majority of them would like to stay where they are with assistance. However, with 7,500 to 8,000 seniors in the community, they could fill a 200 unit retirement community. He said most would be comfortable with a monthly housing cost of \$1,000 to \$2,000 a month, but that would not get them into Buena Vida. Mr. Basehart also said most seniors would rather own than rent.

Councilwoman Gerwig asked what the seniors were spending now per month. Mr. Basehart did not think that question was part of the survey. Councilwoman Gerwig thought if they owned their home, all they were paying were taxes at that point. Councilman Willhite thought if the seniors were downsizing, they would be selling their home to purchase something smaller. He believed their monthly costs would be for electric, water, taxes, etc., so that would be \$1,000 or \$2,000 a month.

Mr. Basehart indicated the survey asked what kind of amenities the seniors would find desirable in a retirement or age restricted community. He said the seniors indicated they would like assistance with maintenance services, housecleaning, laundry, etc., and that healthcare visits

be provided or available.

Mr. Basehart thought nursing homes and congregate living facilities were more beneficial as a private sector service. He said the County owns a nursing home but none of the municipalities do. He stated, except in very large metropolitan areas, government owned and operated nursing facilities are extremely uncommon; however, there is a need for conventional age restricted housing. He indicated most people that are doing this are looking for assistance from the government, whether it is financial support or a donation of land, which would make government a partner. Mr. Basehart said they could set requirements and performance responsibilities as a part of any partnership deal.

Councilman Willhite stated he was thinking about some kind of public/private partnership, where the Village owns the land and goes into partnership with an operator or builder, like a Mayfair for instance. He thought with Exhibit H, item A, they could add a few more than 50 units in there, as they seem to be nice sized lots with the dock and water amenities. He stated they could put a Park & Ride across the street, as it is located next to the mall, hospital, shops, doctors' offices and so many other different amenities. Councilman Willhite thought people liked that it was somewhat isolated. He said, if the seniors are downsizing from a single family home and do not want or need to go into a facility, he did not know of a better site. Mr. Basehart agreed that it met all of the accepted location criteria. Councilman Willhite pointed out it was located by a hotel, which would be convenient if the children of the seniors wanted to visit. He believed this site had a lot to offer, but the public/private partnership interested him the most. Councilman Willhite thought the Village could do a 99 year lease with someone, but still own the property and have some kind of control over it long term. He understood they recognize the price point and the fact the seniors want to own and have a single story. Councilman Willhite thought elevators were nice, but they still have to load everything from their cars into the elevators and into their homes, instead of pulling into a garage or driveway and walking into their home. He said wheelchairs and walkers become more difficult on elevators as well.

Councilman Willhite knows the site has a current use, but he would like them to take their thoughts for the future of that parcel and incorporate them into K-Park. He believed the seniors do want to move to or be a part of K-Park or a large development where there are ballfields, restaurants and businesses. He recalled four out of the five proposals had that and an ALF, which is not what they were looking for. He said they were looking to downsize and own a single family, single story home for at least two people to enjoy their retirement.

Councilman Willhite said he asked to have the presentation put on tonight's agenda, because he wanted them to start the process. He indicated they have done a survey and have a Senior Committee. He believed the Village needed to recognize that, as the U.S. Census indicates, Wellington continues to grow in aged population. However, they also did a survey years ago and they wonder why the 25 to 35 year olds and seniors are leaving. He said the survey says they love Wellington and want to stay here, but they do not want to be priced out of the area. Councilman Willhite stated they want more amenities, but yet downsize. He reiterated he would like them to move forward on this in some kind of private/public partnership and do something with Exhibit H, item A. He thought it is something that is needed. Councilman Willhite also liked Exhibit H, item B, and Exhibit H, item C, but he did not think that is what they want or what the Village looks like. He said they were not trying to create a mini Kings Point or Century Village, as they were discussing a single family home, bedroom community, where people could downsize from a large home.

Councilwoman Gerwig thought the original intention for this 10 acre site, the Cultural Arts

Center / Performing Arts Center, would be a beautiful fit as well. She asked that staff tell her what the seniors want based on the survey. She understood the seniors did not want government housing, as they want Council to put zoning regulations in place that give them senior housing options they can buy for themselves. She did not understand how the Village could own the land and the seniors could buy the units. She realizes prices went up like crazy and people saw it would be difficult to stay in the area if they wanted to downsize, but they saw the benefit in their home values as well. She noted the Mayfair model is two stories, and for some reason the people there do not have any difficulty with the second floor.

Mr. Basehart stated he had not been in the Mayfair buildings, but understood most of the units are two stories per unit. Councilwoman Gerwig explained there are four units in a building and the units on the second floor are accessed by going up stairs. She indicated she has been in them and they are wonderful, as they were well thought out.

Councilwoman Gerwig wanted to make sure if they were to provide Village assistance or property that comes out of the municipal purse, they put it towards people who need it or even want it. Her understanding of the survey is that the seniors want to own their own place or stay where they are, and do not necessarily even want what Council was talking about.

Mr. Basehart stated most people indicated in the survey that they would prefer to stay where they are and have some help with maintenance or “seniorizing” their homes. But if they did move, they would prefer to stay in Wellington, have a single family home, and downsize substantially from what they presently have. He said, whether it is multi-family or single family, they want some assistance and services they could hire.

Councilwoman Gerwig questioned whether the seniors were asked if they wanted to live in a senior facility. She said her neighborhood was pretty integrated with seniors and asked if there was a desire to be separated, and if so, what were the numbers. Mr. Basehart did not have the numbers, but he knew some seniors preferred to be in age integrated developments, because they like being around a limited number of kids and younger adults. He said some preferred to live in a homogenous community where they are all in the same age group.

Public Comments

1. Tony Fransetta, 8429 St. Johns Court, Wellington. Mr. Fransetta, spoke as the Chairman of the Senior Advisory Committee, and explained that the committee concluded that the land/soccer fields located next to the mall and hospitals would be the best option for a multi-story senior housing development with approximately 200 units. He indicated this could be done with no government control, interjection or cost by using Village property, a not-for-profit entity and tax credits.
2. Sam Nebb, Lakefield North, Wellington. Mr. Nebb thought affordable senior housing was not a bed in a nursing facility costing \$6,000 to \$8,000 per month. He envisioned a place where husbands and wives could go. He spoke about several options for senior housing, such as single family homes, apartment houses, multi-story units with an elevator, and rentals. He also discussed the Village helping people fix up their homes without it being cost prohibitive.

Councilman Willhite asked how the 10-acre site they were discussing was purchased. Mr. Schofield indicated the 10-acre site was part of the dedication of the Wellington Green DRI. He stated it was one of the civic site dedications, and it was free and clear to the Village.

Councilman Willhite thought it was a bad location for a cultural facility, as it was located on a dead-end street. He recalled many of the proposers talking about having public, civic and cultural use at K-Park; however, he thought Council decided the cultural facility should be in the heart of Wellington or where there could be some growth or a large scale development project. He believed K-Park could be multi-use with culture, a hotel, businesses, restaurants, athletics, etc. He stated the Village took \$1.8 million and created their cultural facility, a Village-owned and operated amphitheater, which is very well attended by Wellington residents and visitors. He thought they were creating a hub at that location with the food trucks and the new community center, where they could hold multicultural events as well.

Councilman Willhite agreed people want to stay in their home, but he believed that 5,000 square foot houses become cost prohibitive because of repairs, heating, cooling, etc. He understood the seniors wanting to downsize to a 1,300 or 1,500 square foot single home but still own.

Referring to Exhibit H, item A, Councilman Willhite suggested squeezing in more units on the north side with a two-story unit and some single story units on the lakeside, so they could get multiple views of the lake and the area. He thought there were a lot of possibilities here and it was a good location.

Although he understood that the Senior Advisory Committee had previously looked at senior housing, he wanted to have this presentation given to them for their input and recommendations. He thought there was a lot of good information here. He believed Council needs to address this in the future, as the population in Wellington is aging.

Mayor Margolis agreed this 10-acre site was the best location to build a senior facility, not an ACLF, for those seniors who want to leave their homes and move into something more manageable or smaller. He thought the location was perfect, because it is located across the street from the hospital, walking distance to restaurants and near a new movie theater that is going to be built.

Mayor Margolis stated the senior survey indicated the seniors want to age in place, but if they cannot they would like to have a smaller single family home or villa. However, he was hearing different options from the Senior Advisory Board, such as rentals, multi-story, elevator buildings. He thought the seniors who wanted to downsize needed an opportunity to take the profit from their homes and put it in the bank, and live in a smaller home or villa.

Mayor Margolis stated he was not hearing a consensus on what should go on the 10-acre site or even if the seniors want it at all. He said he was hearing public/private partnerships, but he indicated he had more questions about that. He said he was also hearing multi-story housing with elevators like Kings Point. He suggested the Parks & Recreation Advisory Board and all advisory boards hear this presentation, because everyone will be over 55 sooner or later, plus there are recreational needs as well.

Mayor Margolis recalled Council heard from the K-Park presentations that this 10-acre piece of property is really important for their levels of service. He asked if this piece of property could be used for some type of senior accommodations or something like that on the K-Park site. He said he would like more information on that.

Councilwoman Gerwig clarified the 10-acre site they were discussing is known as the lacrosse fields. She understands the seniors want entertainment as well. She clarified that the cultural center she had spoken about was not an amphitheater, but rather something that would work

well with the entire mall property. She said she was thinking of an indoor performing arts center, as they have all seen the limitations of holding productions at the amphitheater. She stated it is great for music festivals and art on the lawn, but they cannot put on a production when it gets windy. She said it is also difficult to hear the dialogue in any plays. She indicated she was thinking of something that would bring an off season to the property, as the Hampton Inn is booked during horse season. She thought they could bring in trade shows and other types of entertainment that would work well with the Hampton Inn and the high end restaurants around the mall.

Councilwoman Gerwig understood some people want a senior facility, but she was not sure that is the best place for it. She also was not sure if their seniors want to live in this type of facility. She knows they all like entertainment. She said their kids graduate from great theater programs and have to go all the way to Lake Worth Playhouse to see them starring in something. She thought if it was something that would benefit all of them, they could accommodate some senior housing elsewhere. Councilwoman Gerwig stated their seniors are not necessarily financially needy, as they do want a nice place, but they want the Village to help set that property aside and perhaps give density bonuses. She said that the seniors have the ability to maintain a lifestyle which they want to do; however, the numbers get to be unmanageable when seniors need the constant care. She wanted them to move forward as a Village and start having these conversations.

Councilman McGovern thought this was a good location if they determined what exactly the seniors in Wellington wanted and how they could incorporate it there. He agreed there was a lack of consensus in that regard. He stated he was still unclear on how the Village would take this land and use it for senior housing, how they could use tax credits or anything else, and then restrict the usage of the land to the seniors. He suggested before they give the land to any kind of 99 year lease or public/private partnership, they make sure they would actually be keeping the seniors here. He said there needed to be a very clear way of doing that, but he was not sure at this point in time what the legal mechanism would be.

Vice Mayor Greene agreed there was no consensus at this point, as everyone had an idea for the use of this 10-acre site. Based on the criteria outlined, he believed it was a perfect site for senior housing. However, he did not think the evidence indicated taking a 10-acre site and building 50 single dwelling units on it. He noted 1/5 of an acre sells for a lot of money in Wellington. He thought they needed more information about the tax credits and other opportunities, to responsibly address the needs of the seniors today and into the future. He asked what the Village could do with the grant programs and redevelopment opportunities in some of their aging multi-family communities. He thought if they wanted to talk public/private partnership, they needed to talk to some of the private landowners. He believed that could involve trading land, working in conjunction to help cut through some of the bureaucracy or seeing if there is an opportunity to do something good with the land, as they are quickly running out of land in Wellington. Vice Mayor Greene said no one was disputing it is a prime piece of real estate that would fill the needs of what was being described, but questioned if it was the only and best solution. He suggested they continue with the public outreach, because the surveys and data do not inspire him to give this land away tonight. He agreed the seniors have needs, and he would continue to support them. He indicated the Village does great programming through the grant programs, the voucher transportation program for seniors, and the lunches. He suggested they relook at some of the properties they have evaluated in the past to see if they might be better suited for senior housing. He said they want people to stay in Wellington.

In terms of giving land away, Vice Mayor Greene asked how they would give Wellington residents the priority from a legal standpoint. He stated they do not want to give land away as a good initiative, if people outside of Wellington are benefiting from it. In response, Ms. Cohen stated there was also a question of whether this type of project would qualify under the public/private partnership statute. Vice Mayor Greene thought they needed to do some legal research and more outreach. He valued what the seniors were asking them to do, but he wanted to make sure they were following the guidelines.

Councilman Willhite stated he asked for a consensus to send this to the Senior Committee for a presentation. Mr. Basehart indicated the committee had not seen the survey or all of the housing options, but they did see staff's concept plans and liked concept "C", the 200 unit solution, the best.

Mr. Schofield stated his understanding of Council's direction was that this presentation should go back to the Senior Committee with additional information and it should also go to the Parks & Recreation Advisory Board. He said staff should research the legal items in terms of housing restrictions and the ability to do private/public partnerships.

Vice Mayor Greene thought the Senior Committee needed to be given all of the material and information that Council had seen tonight, including the senior survey, before they could make a recommendation.

Mayor Margolis asked that staff show some examples of what was taking place in California. He had no problem with it going back to the Senior Advisory Board, because they need more information. He said Council was talking about one option and the Senior Advisory Board was discussing another, so they needed to get more specific.

6. CONSENT AGENDA

- A. 15-869** AUTHORIZATION TO AWARD A CONTRACT TO MULTIPLE VENDORS FOR THE PURCHASE AND DELIVERY OF MOSQUITO CHEMICALS
- 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
- 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
- D. 15-828** AUTHORIZATION TO AWARD CONTRACTS FOR WELLFIELD REHABILITATION AND MAINTENANCE
- 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.

- 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.
- G. 15-1032** REVIEW OF CODE COMPLIANCE FINE REDUCTION FOR 1672
FARMINGTON CIRCLE

Mr. Schofield presented the agenda recommending approval as amended.

Mayor Margolis indicated no comment cards were received from the public any Consent Agenda items.

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

Public Comments

1. Tony Fransetta, 8429 St. Johns Court, Wellington. Mr. Fransetta expressed his frustration to Council on the time and effort that had been spent on the issue of senior housing over the past ten years. He stated the Senior Advisory Committee has done its due diligence, worked with staff and submitted its recommendations; however it appeared with their questions and misunderstanding, Council had not reviewed that information or taken it into consideration. He suggested Council make a motion to move forward or just say no.

Vice Mayor Greene stated he was not rejecting any proposal that was put before Council. He said he appreciated the efforts of the Senior Committee. However, it was just confirmed that the Senior Committee did not have the information Council was given tonight, and he was not sure how the committee could make recommendations without the information from the seniors in the community. He said if Council could get the information as directed to Mr. Schofield, he would be more than happy to invest in the seniors.

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 swore in those individuals who would be testifying on this issue.

Ex-Parte Communications

Councilman McGovern: Councilman McGovern disclosed that he briefly spoke with Mr. Al Malefatto at a social event as he heard this was on the agenda.

Councilman Willhite: Councilman Willhite disclosed he has talked to the applicant previously about what is happening out there and potential ideas should this become a parcel of the Village, but not specifically about the annexation.

Mayor Margolis: Mayor Margolis disclosed that he has talked to staff but has not spoken to the applicant or any of his representatives.

Vice Mayor Greene: Vice Mayor Greene disclosed that he has not talked to anyone.

Councilwoman Gerwig: Councilwoman Gerwig disclosed that she has not spoken to anyone regarding the portion of land the Village is annexing.

Mr. Basehart explained this is an annexation request by the Village Professional Park owners to annex a piece of property that is 10.5 acres in size, along with a 4/10 of an acre undeveloped 25 foot right-of-way, which was discussed yesterday at the Agenda Workshop. He said the 25 foot road right-of-way on that property may or may not be an interest on the part of the Lake Worth Drainage District. But to make sure everything is acceptable, the applicant provided a letter from the Lake Worth Drainage District saying they agreed to the annexation. So the issue of who owns the 4/10 of an acre parcel can be settled between them later on.

Mr. Basehart indicated this property meets all of the requirements of Chapter 171 for annexation. He stated it was a regularly shaped property located adjacent to the Village boundary on two sides, substantially contiguous, and has been in the Village comprehensive plans future annexation area ever since the comp plan was adopted in 2000. He said the annexation making this piece a part of the Village of Wellington would create no compatibility issues whatsoever.

Mr. Basehart showed Council the property in question. He stated it has no road frontage and attains access to public roadways by virtue of this annexation. He said it is located behind the self-storage facility and Dr. Tripuraneni's medical office complex. He indicated the applicant was being represented tonight.

Mr. Basehart clarified that this annexation has nothing to do with the applicant's plans to development the property or the balance of their property. He stated the applicant was preparing applications to move forward. However, there would be a time and place to discuss the land use and the intensity of the development or what would go on the property, but this is simply an annexation. Mayor Margolis understood Council was just looking at the annexation of the acreage and not anything being proposed for development there.

Councilwoman Gerwig asked if the parcel presently bordered three sides. Mr. Basehart stated the land to the west and to the south is part of the Village, but the land to the east is Dr. Tripuraneni and he is not in the Village. He indicated 441 Partners Property, the group that owns 40 acres to the north, is not in the Village. He stated it was a partial squaring off.

Mr. Richard Chip Carlson introduced himself as representing Village Professional Park, the owner of the property. He stated he had nothing to add to what Mr. Basehart had pointed out, as this was very straight forward.

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.

Councilman Willhite thought any piece of land they could chip away at to square off the boundaries of the Village or to delineate and identify the Village is a benefit, even if it is only 10.5 acres.

Councilwoman Gerwig asked if there was any opposition from the County. Mr. Basehart believed there was a provision in the sales agreement between the County and the applicant that the property had to be annexed. He stated for the record that staff sent the required notification to the County Administrator and the Planning Director for the County when this application was filed, and the County submitted no objections.

A motion was made by Councilman Willhite, seconded by Vice Mayor Greene and unanimously passed (5-0) to support 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 Ordinance No. 2016-06 as presented.

**B. REVIEW OF CODE COMPLIANCE FINE REDUCTION FOR 1672
FARMINGTON CIRCLE**

Mr. Schofield introduced the item.

Ms. Cohen indicated she checked and the Village is not a party to the foreclosure, and the Village liens were not included in the bankruptcy petition. She explained the owners did not foreclose and the Village lien was not discharged in the bankruptcy, so it is still valid. Vice Mayor Greene noted this was a short sale contract.

Councilman Willhite asked why they would not include the lien in their bankruptcy. Ms. Cohen thought they may have missed it in the public records search. Councilman Willhite believed the owner ignored the Village for 729 days and ignored the fine. Ms. Cohen explained in the foreclosure action, the bank would have done a title search and included the Village, but she believed Mr. Koch said yesterday that the foreclosure was filed before the Village lien. She stated with respect to the bankruptcy, the debtor typically fills out the paperwork for the attorney identifying all of their debts. But if they were not aware of this debt, the bankruptcy attorney would have no reason to verify further.

Councilman Willhite asked when the owner filed for bankruptcy. Ms. Cohen did not know the exact date, but she thought it was discharged just recently. Mr. Koch stated the foreclosure was put on hold, but it was just reopened and they were going back before the judge in February. Ms. Cohen added that the the bank could amend the complaint and include the Village lien in the foreclosure, but that has not happened to date. She said if there is a short sale, the foreclosure case would go away.

Mayor Margolis indicated no public comment cards were received.

Vice Mayor Greene stated the liens, code enforcement fine or order by the Magistrate are not contingent on the contract. He said this is an "as is" contract and there is no contingency. He indicated the purchase price is \$340,000 and the house was originally purchased for \$260,000.

Vice Mayor Greene said his concern was that the Village does not have compliance, and he did not see any evidence of anyone living there. Mr. Koch stated the owner recently left the home and is renting another home inside Wellington.

Vice Mayor Greene stated when Council talks about these reductions and why the Village is so lenient, it is because people have not complied. He said they were not trying to assess punitive damages, but there has been a lack of response for a number of days. He mentioned he drove by the property after Agenda Review, and it did not stand out in the neighborhood as a property that needed to be cleaned up. He said the shingled roof was dirty and the driveway and sidewalk needed to be power washed. He stated it is a little frustrating as these fines get to a point, because some of these simple things can meet compliance in a more neighborly way. He suggested they discuss what the Village could do with programming to help families in a financial hardship, so these fines do not reach that point. He understood Mr. Koch has the authority to reduce these fines by 80%, but he separates the financial hardship cases from the individuals who say it is just the cost of doing business. He stated he would support allowing Mr. Koch within his authority to reduce the fine by 80%, but he was not going to support anything beyond that. He believed this was clearly an issue of someone who did not respond,

reach out or try to comply with Village code. He did not want to send the wrong message to everyone else who does have to pay higher fines that they are subject to a different standard, should Council reduce this fine to \$1,000.

Councilwoman Gerwig asked what the amount would be with the 80% reduction. Councilman McGovern thought it would take the fine down to \$8,700. Vice Mayor Greene stated the buyer was buying this property knowing that there may be some additional costs, so they should be willing to accept that.

Councilwoman Gerwig mentioned she drove by the property and had the same reaction. She also stated that she watched the Magistrate hearing from last Thursday where a gentleman who received one written notice ended up paying \$600 and he complied. She said he did not realize the spray on his roof was not affective enough and he did not receive another notice. She explained the issue was that it takes about thirty days for the chemical to work, because the rooves cannot be pressure washed. She said it is a chemical that staff recommended and it takes a while to be effective after it is sprayed.

Councilwoman Gerwig stated she would like to see this house turnover. She would like the new buyer to come in and be given 120 days, which would give the chemical plenty of time to work on this roof. She said the roof does not look like it needs to be replaced. She stated she was fine with \$1,000, so they could get a new owner in there to do the work. Councilwoman Gerwig understood Vice Mayor Greene's comments, but other things are happening in people's lives other than receiving a letter a year-and-a-half ago because they did not clean their roof.

Mr. Koch stated he did not want to pry too far into the owner's medical problems, but a family member has cancer and they are going through chemotherapy about once a week. Councilwoman Gerwig said they should not be having this public discussion anymore and they should just accept the \$1,000.

At this point, Councilwoman Gerwig made a motion to accept the \$1,000.

Vice Mayor Greene said he understood her point of view, but he did not know how to reconcile the guy who paid \$600 for doing the right thing and the person who ignored the Village paying a fine of \$1,000.

Councilwoman Gerwig stated she would not want to live in the Village if she was treated the way the gentleman was treated by the Magistrate. She understands Council is telling the Magistrates they want compliance and they want the fines paid, but it did not feel like a Great Hometown. She said it was difficult watching the people who really make an effort to comply but cannot do it and they come to represent their case. She stated the gentleman was not happy with the \$600 fine he had to pay, and he does not have a very good attitude about living here right now.

Vice Mayor Greene stated he would be more compassionate if the gentleman would have asked why he was getting fined \$600 when he did what he was supposed to do. He said that one person feels like it is not a Great Hometown, but he was worried about the other 99 who feel like it is not a Great Hometown because there are two sets of rules. He stated the Village has rules and standards, and it might not be for everybody. He said some communities have lower standards and some have considerably lower home values. He thought they should follow their standards and rules.

Vice Mayor Greene stated he has been involved with Mr. Koch in other cases where someone has reached out for some help and time. He thought the Village went above and beyond to help its neighbors. He said they needed this dialogue to work both ways, because he does not have the same level of compassion when there is no dialogue.

Mayor Margolis asked Councilwoman Gerwig if she made a formal motion. Councilwoman Gerwig stated she made a formal motion, but she could withdraw it if necessary for discussion.

Councilman Willhite agreed the house did not look like a property in a neighborhood that would not sell. He thought the code enforcement issues could be resolved with some basic attention. He knows everyone has to prioritize and deal with life issues, but these code issues have lasted for 729 days. He said it bothered him that the owner did not file this lien as a debt in their bankruptcy. He wondered if they even knew of the lien or cared enough about their Great Hometown or their neighbors. He said the owner was now throwing themselves at the mercy of the Village they did not care about. He stated he was not trying to take the hard line with anyone. He said he did not want to bring in a new homeowner and start another 120 day grace period, because he did not know if the home would be repaired to code requirements or if the Magistrates would enforce the fines in the future. He agreed the ultimate goal is compliance.

Councilman Willhite asked if the owner or the bank was offered the 80% reduction and if it was denied. He understood the sale of the property was being held up waiting for Council to make a decision. He did not know what other liens were on this property, but the owner has been cleared of their debt if they filed bankruptcy. Councilman Willhite stated a profit was being made off this home based on the purchase price and he did not think this fine reduction was appropriate. He understood this was a case-by-case basis, but it bothered him that Mr. Koch keeps asking Council to completely waive these debts.

Councilman Willhite did not believe the cost to the Village was being covered, as there was the staff and Magistrate's time, travel, video recordings, paperwork, the certified mail process, verification of the fines, and Mr. Koch attending both meetings. However, he was not saying they had to recover all of their costs. He asked why it was reduced to \$1,000 and not the \$421 in staff costs. He asked why the Village needed to profit at all, if that is what they were going to do. He stated they have set a precedence of 80%. He believed the Magistrates and staff have the best intentions, but this one bothered him to the point where he was not going to support the reduction to \$1,000.

Councilman McGovern stated he has consistently voted for every reduction in the year he has been there; however, this one bothered him for a couple of reasons. He asked for the violations on this home. Mr. Koch stated it was originally cited for a stained roof, driveway and sidewalk, an unscreened air conditioner, and debris in the yard. He said the homeowner corrected everything prior to the hearing, except for the roof and the unscreened air conditioner. He indicated the driveway was in violation again, but the fines are only running for the roof and the unscreened air conditioner. Councilman McGovern asked if staff had started the process for another set of violations, since the home was back in violation. Mr. Koch explained the home will be recited for the driveway when staff starts working that neighborhood again.

Councilwoman Gerwig asked if the owner brought the home into compliance at some point. Mr. Koch stated it was in compliance prior to the hearing.

Councilman McGovern stated the sole remaining issues were the roof and the screening of the

air conditioner. He asked, if the drastic reduction of 98% and 120 days to bring the home into compliance is accepted, what would happen on day 121 if it is not in compliance. Ms. Cohen understood the fines would begin to accrue from \$0.00, as the fines waived would stay waived. She said if there is no compliance after the 120 days, the lien will be refiled against the home.

Councilman McGovern asked if there were any other options. Ms. Cohen thought the Village could state in the agreement that if the corrections are not done within the 120 day period that the fines will be revived, but she did not know if the owner would agree to that. Councilman McGovern stated he would be in favor of lowering the fine to \$1,000, so a new family could come into the house and bring it into compliance. But if it is not done at the end of the 120 days, they do not waive the fine. He suggested they do this for this situation, because previously Council has agreed to reductions when the house has been brought into compliance. He agreed the key is not the fine necessarily but sending the message that compliance is necessary for preserving the quality of their neighborhoods, and compliance still has not happened in this case.

Councilwoman Gerwig thought in the past, Council had forgiven owners, so the sale would go through and the new homeowner would bring the home into compliance. Mr. Koch thought that all but one of the reductions he has brought to Council were in compliance. He said one or two cases had similar stipulation agreements, because the violations were still active.

Vice Mayor Greene stated he would not have a problem with that if the new buyers were here to explain their intent. He asked if they were moving into the property or buying a short sale to flip it. He understood it would still generate compliance, but he did not want to turn this into an economic opportunity. He said all he knew were the Village rules and standards that they were trying to get people to follow.

Councilman Willhite asked if they waived the fine to \$1,000 and gave the owner 120 days, what dollar amount would the fine start at on day 121. Councilman McGovern stated the Village would revive the entire \$43,000 at the end of 120 days. Ms. Cohen explained the stipulation would be if they complied within the 120 days, the fine would be reduced to \$1,000. But if they did not comply, the lien would remain at the current level. Mr. Koch noted the \$1,000 would be paid right away. Councilman McGovern believed the new owners would bring the house into compliance within 120 days.

Councilwoman Gerwig stated she would not buy the home if someone could subjectively say she missed a spot and now she had to pay \$44,000. Councilman McGovern did not think staff would do that. Councilwoman Gerwig stated the homeowners would not know that. She indicated a family who was struggling medically lived there, and now another family will move in and clean it up. She said this was about two families and she was not comfortable discussing it anymore.

Councilwoman Gerwig said she made the motion to accept the \$1,000 and if there is no second, then her motion fails. Mayor Margolis asked Councilwoman Gerwig to make her motion again, because he did not know if she made the motion.

A motion was made by Councilwoman Gerwig to accept the \$1,000. The motion died due to lack of a second.

A motion was made by Vice Mayor Greene to reduce the fine to \$8,800, but the fine reverts back to the original amount of \$44,471.20 if the owner does not comply within 120

days.

Vice Mayor Greene explained \$8,800 was roughly 80% of the original fine and the Village will reinstate the fine if the owners do not comply within 120 days, as the lien will be back on this property if they walk. He said he wanted to reduce the \$44,000 fine to \$8,800 and have compliance within 120 days. Councilman McGovern indicated by adding that condition, Council would be exceeding what Mr. Koch could have done by himself and what the owner could have previously accepted.

Vice Mayor Greene agreed Mr. Koch has the authority without coming to Council. But had he made that deal and had it been accepted, Council would not be having this discussion. Councilman McGovern explained by Council casting this vote, the owner cannot accept that deal because they will have removed that authority from Mr. Koch by passing a new motion.

Vice Mayor Greene said if this contract dies, there is still a lien on this house and a fine of \$44,471.20. He stated Mr. Koch has the authority to reduce it 80%, so \$8,800 is what Mr. Koch can do with or without Council. He said he was okay with that, because he was not going to take it down to \$1,000. Vice Mayor Greene stated his motion is within the authority that Mr. Koch would have independent of this Council to reduce this fine to \$8,800. He asked Ms. Cohen what would happen in 120 days. Ms. Cohen stated they would start back at \$0.00.

Councilman Willhite thought Vice Mayor Greene was saying he was denying this fine reduction for 1672 Farmington Circle and giving Mr. Koch the authority to do his job and reduce it by 80%. He said he did not want to put a number on it, as he wanted it to be 80% under Mr. Koch's authority.

(Councilwoman Gerwig left the Chambers at this time.)

Vice Mayor Greene withdrew his motion and made a new motion.

A motion was made by Vice Mayor Greene, seconded by Councilman Willhite and passed (3-1), with Councilman McGovern dissenting and Councilwoman Gerwig 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 is in his authority.

9. PUBLIC FORUM

Mayor Margolis indicated no public comment cards were received.

10. ATTORNEY'S REPORT

MS. COHEN: No Report

11. MANAGER'S REPORT

MR. SCHOFIELD: Mr. Schofield presented the following report:

- He stated the next regular Council Meeting would be held on Tuesday, February 9, 2016 in the Council Chambers at 7:00 PM.
- He announced The Wellington Art Society will host ArtFest on Saturday, January 30th, from 9:00 AM to 5:00 p.m. and Sunday, January 31st, from 10:00 AM to 4:00 p.m. .
- He said roadway projects will be starting on Forest Hill Blvd from Wellington Trace to

Quercus Lane beginning January 26 at 7:00 PM and on Greenview Shores from Lilac to Morning Glory beginning 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 work was scheduled to begin on February 8th at Tiger Shark Cove to sealcoat the parking lot, so the park will be closed that Monday and the following Tuesday.

12. COUNCIL REPORTS

COUNCILWOMAN GERWIG: Councilwoman Gerwig presented the following report:

- Councilwoman Gerwig stated an e-mail was sent to Mayor Margolis by Mr. Basehart from retired Judge McCarthy indicating interest in the Village's one full-time Magistrate position. She did not know when any of this discussion took place among this Council, because right now they have more than one Magistrate on a rotation basis. She stated she would like an explanation from staff.

Mayor Margolis explained Mr. Basehart is a good friend of Judge McCarthy. He said he knew it was not a full-time position, as the Village has a vacancy in their rotation. He indicated they have three Magistrates and they normally have four. He knows this Council in the past has said they could go along with just three Special Magistrates, but four are actually listed on the Village website. He mentioned he heard from Mr. Basehart that Judge McCarthy was interested in becoming a Special Magistrate in the Village of Wellington, but not full-time as it was just to fill a vacancy. He stated it would come back to Council for approval.

Councilwoman Gerwig stated she understood and thanked Mayor Margolis for the clarification, but the Village does not set aside jobs like that. She said they advertise all positions and it is a competitive process. She stated she wanted to address that issue, because she wanted everyone to know the government they have is open and fair to everyone. She said if the Village has an open position, everyone can apply.

Councilman McGovern indicated he too had some concern as this e-mail states "the issue of a single Magistrate is scheduled to be discussed on Tuesday, so please accept this informal but expedited method of communication." Mayor Margolis said that was incorrect. Councilman Willhite stated people could write and say whatever they wanted.

VICE MAYOR GREENE: Vice Mayor Greene presented the following report:

- Vice Mayor Greene stated Council had a very passionate discussion regarding senior needs and senior housing. He 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 is important, what their needs are and what they expect from this Council. He thought some of his comments might have been misinterpreted and his position misunderstood. But he asked the seniors who have any concerns for or against to reach out, as he would be happy to discuss this issue further.

COUNCILMAN WILLHITE: Councilman Willhite presented the following report:

- He thought it was great that the Village of Wellington, its Council and its Education Committee were publicly recognized by the Area Superintendent and School Board Members.
- He announced he appointed Richard Christmas to the Parks & Recreation Advisory Board.
- Councilman Willhite stated he wanted to recognize staff, particularly Meridith Tuckwood. He

said he participated with others in many of the Village toy drives and toy deliveries. He stated the things done by staff for the people in this community, not just within but around Village boundaries, is just extraordinary. He shared a story about how 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 history of the community and what the Village of Wellington has done in twenty short years. He stated he looked forward to March 19th, as he thinks the 20th Anniversary event will be greatly attended. He wanted to make sure they advertised the events and the location to make sure the residents and visitors are aware of where the different events will be held. He knew they were going to have events at the Amphitheater, and he hoped they would open the doors to the lobby where there will be pictures and guest books to sign. He said to conclude the day, they will do a firework show at Village Park that evening.
- He stated he was happy to represent the Village at the Palm Beach County Days. He said he found out the new city manager of Pahokee lives in the jurisdictional boundaries of Wellington and he will be doing a State of the City, and the Council is invited. He said he also met someone who was doing a symposium on Horse Waste. He thought the networking helped so much, as he was able to bring back information to this community.
- He stated he also met someone who spoke about a program in Dade County that he would like staff to look into. He explained the program was where they were able to buy home improvements, such as hurricane windows and solar panels, and the cost is covered by a company. Then those costs are put on one's tax bill and that expense is paid off when one pays their taxes. If the home is sold, the cost stays on the tax bill for the future owner because those improvements stay with the home. He indicated the program was going on in Dade County but growing and moving into Broward. He stated he would give the contact information to Mr. Schofield. Councilman Willhite thought it was a good way to amortize the cost of buying 20 windows, as the next owner would accept that cost when they buy the home.
- 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, as a lot of good things were being planned. He wished everyone the best. He wanted them to know they were working to make their community better and to recognize that on the 20th Anniversary of this community it is a better place.

COUNCILMAN MCGOVERN: 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 plan for it.
- He thought the ArtFest on the Green would be a great event for people to attend this weekend in association with the Green Market. He said in addition to attending the ArtFest, they could see the construction of the new Community Center and take advantage of what they want this area in the central point of the Village to be.
- He mentioned his wife sent him a message today saying it was one year ago that he spoke in front of them about serving on this Council. He stated it has been an exciting year serving with all of them, and he thanked them for that privilege. He believed all of their hearts were in the right place and that they all wanted what was 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. He said the 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: 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 indicated 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. Vice Mayor Greene thought they could use the savings to get the fountain at the community center. 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.

Approved:

Bob Margolis, Mayor

Awilda Rodriguez, Clerk