

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Meeting Agenda

Thursday, September 1, 2022

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

*Anne Gerwig, Mayor
Michael Drahos, Vice Mayor
John T. McGovern, Councilman
Michael Napoleone, Councilman
Tanya Siskind, Councilwoman*

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. REVIEW OF COUNCIL AGENDA****A. [22-5344](#) RECOGNITION OF WELLINGTON LANDINGS MIDDLE SCHOOL LUNCH LADIES**

Presentation and recognition of Wellington Landings Middle School Lunch Ladies.

B. [22-5385](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF AUGUST 9, 2022

Council approval of the Minutes of the Regular Wellington Council Meeting of August 9, 2022.

C. [21-4904](#) AUTHORIZATION TO NEGOTIATE A CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF AN AQUATICS FACILITY

Authorization to negotiate a contract with Ohlson Lavoie Corporation for Architectural and Engineering Services for the Construction of an Aquatics Facility.

D. [22-5275](#) AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH STERLING WATER TECHNOLOGIES, LLC FOR THE SUPPLY AND DELIVERY OF LIQUID DISPERSION POLYMER

Authorization to renew an existing contract with Sterling Water Technologies, LLC for the supply and delivery of liquid dispersion polymer for approximately \$92,000 annually.

E. [22-5281](#) AUTHORIZATION TO CONTINUE UTILIZING INDEPENDENT CONTRACTOR AGREEMENTS WITH TENNIS PROFESSIONALS TO PROVIDE TENNIS INSTRUCTION

Authorization to continue utilizing independent contractor agreements with tennis professionals to provide tennis instruction.

F. [22-5332](#) LEASE TERMINATION AGREEMENT WITH SPRINT SPECTRUM REALTY COMPANY, LLC

Approval of a Lease Termination Agreement with Sprint Spectrum Realty Company, LLC to terminate the existing lease, provide for the surrender of the premises and transfer ownership of certain improvements.

G. [22-5334](#) RESOLUTION NO. R2022-49 (THE DEPARTMENT OF STATE, DIVISION OF ARTS AND CULTURE GENERAL SUPPORT PROGRAM GRANT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE DEPARTMENT OF STATE, DIVISION OF ARTS AND CULTURE FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE GENERAL SUPPORT PROGRAM GRANT FOR AMPHITHEATER PROGRAMMING; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2022-49 authorizing the Mayor to enter into an agreement with the Department of State, Division of Arts and Culture for the General Support Program Grant for

Amphitheater.

H. [22-5343](#) RESOLUTION NO. R2022-50 (WINDSOME FARMS PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING PLAT OF WINDSOME FARMS BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Approval of Resolution No. R2022-50 accepting and approving the Windsome Farms Plat.

I. [22-5390](#) A. RESOLUTION NO. R2022-54 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT UNDER PROVISIONS OF THE RECREATIONAL TRAILS PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE RECREATIONAL TRAILS PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. R2022-55 (THE FISCAL YEAR 2021-2022 CAPITAL FUND BUDGET FOR THE RECREATIONAL TRAILS PROGRAM GRANT FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2021-2022 CAPITAL FUND BUDGET FOR THE RECREATIONAL TRAILS PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2022-54 authorizing the Mayor to enter into an agreement with the Florida Department of Environmental Protection Recreational Trails Program Grant for the Wellington Environmental Preserve Boardwalk Project (T2104); and approval of Resolution No. R2022-55 for the Budget Amendment in the amount of \$400,000 for said grant.

J. [22-5387](#) APPROVAL BY THE WELLINGTON COUNCIL AND ADOPTION BY THE ACME BOARD OF SUPERVISORS OF RESOLUTION NO. AC2022-08 APPROVING THE PLAN OF IMPROVEMENTS AND ENGINEER'S REPORT FOR UNIT OF DEVELOPMENT 50th STREET

Approval by the Wellington Council and adoption by the Acme Board of Supervisors of Acme Resolution No. AC2022-08 approving the Plan of Improvement and Engineer's Report for Unit of Development for 50th Street.

- K. [22-5169](#) FIRST PUBLIC HEARING FOR PROPOSED FISCAL YEAR 2021/2022 MILLAGE RATE, BUDGET AND ADOPTION OF THE FISCAL YEAR 2022/2023 CAPITAL IMPROVEMENT PLAN

Council approval of the proposed Fiscal Year 2022/2023 operating and capital budget including balances brought forward. This is the first public hearing on the proposed budget and the corresponding ad valorem millage rate in accordance with the Wellington Charter and Florida Statutes Chapter 200.065. The second public hearing and adoption is to be held on September 21, 2022.

- L. [22-5371](#) ORDINANCE NO. 2022-26 (LOTIS II ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNERS; AMENDING SECTION 12 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.

Approval of Ordinance No. 2022-26, an Annexation (ANX) to voluntarily annex the subject Lotis II properties into the municipal boundary of Wellington.

- M. [22-5389](#) A. ITEM: APPROVAL BY THE WELLINGTON COUNCIL AND ADOPTION BY THE ACME IMPROVEMENT DISTRICT BOARD OF SUPERVISORS OF RESOLUTION NO. AC2022-09 LEVYING DRAINAGE TAXES IN THE FORM OF NON-AD VALOREM ASSESSMENTS ON THE LANDS IN UNIT OF DEVELOPMENT 50TH STREET OF THE DISTRICT BENEFITTED BY THE IMPROVEMENTS DESCRIBED IN THE PLAN OF IMPROVEMENTS FOR SUCH UNIT; AND PROVIDING AN EFFECTIVE DATE.
- B. ITEM: APPROVAL BY THE WELLINGTON COUNCIL AND ADOPTION BY THE ACME IMPROVEMENT DISTRICT BOARD OF SUPERVISORS OF RESOLUTION NO. AC2022-10 INITIALLY

AUTHORIZING THE ISSUANCE IN ONE OR MORE SERIES OF NOT EXCEEDING \$6,387,187.00 BONDS OF SUCH DISTRICT TO FINANCE THE COST OF IMPROVEMENTS WITH RESPECT TO UNIT OF DEVELOPMENT 50TH STREET OF THE DISTRICT; PROVIDING THAT SUCH BONDS SHALL BE PAYABLE SOLELY FROM DRAINAGE TAXES LEVIED AS NON-AD VALOREM ASSESSMENTS BY THE DISTRICT ON THE ASSESSABLE LANDS WITHIN UNIT OF DEVELOPMENT 50TH STREET, AND OTHER MONIES AS PROVIDED HEREIN; PROVIDING FOR THE RIGHTS, SECURITIES, AND REMEDIES FOR THE OWNERS OF SUCH BONDS; PROVIDING FOR THE CREATION OF SPECIAL FUNDS AND ACCOUNTS; APPOINTING A TRUSTEE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE VILLAGE OF WELLINGTON, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

C. ITEM: APPROVAL BY THE WELLINGTON COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA OF RESOLUTION NO. R2022-53 AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN INTERLOCAL AGREEMENT WITH ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

A. Approval by the Wellington Council and adoption by the Acme Improvement District Board of Supervisors of Acme Resolution No. AC2022-09 levying drainage taxes on the lands in Unit of Development 50th Street of the District benefitted by the improvements described in the Plan of Improvements for such unit; and providing an effective date.

B. Approval by the Wellington Council and Adoption by the ACME Improvement District Board of Supervisors of Resolution No. AC2022-10 initially authorizing the issuance in one or more series of not exceeding \$6,387,187.00 Bonds of such District to finance the cost of improvements with respect to Unit of Development 50th Street of the District; providing that such Bonds shall be payable solely from drainage taxes levied as non-ad valorem assessments by the District on the assessable lands within Unit of Development 50th Street, and other monies as provided herein; providing for the rights, securities, and remedies for the owners of such bonds; providing for the creation of special funds and accounts; appointing a Trustee; making certain covenants and agreements in connection therewith; authorizing an Interlocal Agreement with the Village of Wellington, Florida; and providing an effective date.

C. Approval by the Wellington Council of the Village of Wellington, Florida of Resolution No. R2022-53 authorizing the Mayor and Village Clerk to execute of an interlocal agreement with ACME Improvement District, a dependent special district; and providing an effective date.

N. [22-5284](#) RESOLUTION NO. R2022-43 (SPECIAL MAGISTRATE(S) SELECTION AND APPOINTMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPOINTING NEW SPECIAL MAGISTRATE(S) IN ACCORDANCE WITH SECTION 2-203 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2022-43 appointing one (1) or more Special Magistrate(s) to a two (2) year

term ending in Fiscal Year 2024.

- O. [22-5391](#) RESOLUTION NO. R2022-52 (APPOINTMENT FOR COMMITTEE MEMBERS FOR THE WELLINGTON AFFORDABLE HOUSING ADVISORY COMMITTEE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPOINTING MEMBERS OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE CONSISTENT WITH ORDINANCE NO. 2022-04 AND SECTION 420.9076, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Approval of Resolution No. R2022-52 appointing members to the Wellington Affordable Housing Advisory Committee.

4. WORKSHOP

- A. [22-5375](#) CELLULAR SERVICE IMPROVEMENT - UPDATE

Discussion and Direction.

- B. [22-5388](#) FAIR RENT NOTICE DISCUSSION

Discussion of a fair rent notice requirement for landlords to provide all residents with a fair notice prior to a rent increase.

5. ATTORNEY'S COMMENTS

6. MANAGER COMMENTS

7. COUNCIL COMMENTS

8. ADJOURN