

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

**Wellington Village Hall
12300 Forest Hill Blvd
Wellington, FL 33414**

**Tuesday, February 13, 2018
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, February 13, 2018, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Anne Gerwig, Mayor; John T. McGovern, Vice Mayor; Michael Drahos, Councilman; Michael Napoleone, Councilman; and Tanya Siskind, Councilwoman.

Advisors to the Council: Paul Schofield, Manager; Laurie Cohen, Attorney; Jim Barnes, Assistant Manager; Tanya Quickel, Director of Administrative and Financial Services; and Chevelle D. Nubin, Village Clerk.

1. **CALL TO ORDER** - Mayor Gerwig called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE** – Cub Scout Pack 125 led the Pledge of Allegiance.
3. **INVOCATION** - The invocation was delivered prior to the Pledge of Allegiance by Minister Geraldo Vieira, The Pentecostals of the Palm Beaches (Wellington Branch).
4. **APPROVAL OF AGENDA**

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

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

5. PRESENTATIONS AND PROCLAMATIONS

A. 18-1867 PACK 125 PINEWOOD DERBY INVITATION

Mr. Schofield introduced the item.

Mr. Mario DeArmas introduced himself and Cub Master, Mr. Blake Levey, of Cub Scout Pack 125. Following tradition, Mr. DeArmas formally invited the Village Council to build a Pinewood Derby car and provided Mayor Gerwig with a car kit. He also invited Captain Rolando Silva and the PBSO team as well as Chief Rowley with Palm Beach County Fire Rescue. Mr. DeArmas indicated the Pinewood Derby will be held on March 3, 2018 and the race for qualifying will be held after 11:00 AM. He said this information, along with the rules, will be forwarded to the

invited parties. He stated the Cub Scouts appreciate this very much and have been honored by their attendance in the past.

Mayor Gerwig thanked Lonnie Brevik for building the car for the Village in the past. She said he might be in charge of this car, because he did a great job. She explained last year she asked for a Porsche 911 and this year she will ask for a Maserati.

Captain Silva stated PBSO was very honored and privileged to be a part of this competition with Cub Scout Pack 125.

Mr. Levy announced that it was his and Mr. DeArmas' last time in front of Council. He stated it has been an honor to represent the Village of Wellington over the last five years. He thanked Council for their support and hoped they will continue to support the next generation of Cub Scout leaders. He indicated their 18th Cub Master will be formally inducted in May 2018.

**B. 18-1847 LET'S MOVE COMMIT TO CHANGE PHYSICAL ACTIVITY
CHALLENGE CAMPAIGN KICKOFF PRESENTATION**

Mr. Schofield introduced the item.

A brief video, starring Mr. Barnes, was shown to kick-off the Let's Move to Change Physical Activity Challenge Campaign on March 3, 2018.

Ms. Paulette Edwards indicated this was the sixth year the Village has participated in the National Let's Move Commit to Change Physical Activity Challenge. She stated the Village is happy to have community partners. She introduced Jill Merrell, Owner/Operator of Ultima Fitness, and Marge Sullivan, Vice President of Communications, Palm Healthcare.

Ms. Sullivan thanked the Council for having them. She said Wellington has participated in Let's Move Commit to Change Physical Activity Challenge since inception. She stated she is with Palm Healthcare Foundation, which works to benefit the health and wellbeing of all Palm Beach County residents. She explained five years ago they started Better Health campaigns to inform the Palm Beach County residents about health issues, so people can take charge of their lives and improve their overall health and wellness.

Ms. Sullivan stated Let's Move started in 2013 and included the Village of Wellington, Ultima Fitness, Merrell Family Foundation, and City of Boynton Beach. She said 100,000 minutes were logged by a total of ten teams. She indicated last year, the fifth year, 100 teams logged more than 7 million minutes. She said there is a healthy competition among a couple of cities and Boynton Beach has won four years in a row. She stated the whole purpose is to get residents to log at least 30 minutes of physical activity each day during the month of March. She said teams can be created and minutes can be logged on the LetsMovepb.org website, where each individual will have their own dashboard to see how they and their team are doing.

Ms. Sullivan stated she is a Wellington resident and she would like to see the Village rise to the challenge. She explained the Village of Wellington could be the overarching team, but other smaller businesses and departments could participate as a sub team.

Ms. Jill Merrell stated she has been a Village of Wellington resident since 1979 and was fortunate enough to raise her family in this beautiful community. She said she is now a grandmother of three and owns a business here. She stated she has always partnered with the

community, as together they can make the Village better. She said she believes Wellington is the best community, not just in the county but in the country. She thought the Village should always be the leader in all that they do, especially in taking care of their physical and mental health.

Ms. Merrell explained Ms. Edwards came on board just when this effort was getting started and graciously got the team together. She said Community Services has been great, but it takes the support of the whole group and an effort by the leadership to make a difference.

Mayor Gerwig stated she will pledge to do some Mayor “challenge walks” during the month. She said they could all do it together, so it is visible. Council agreed they needed to be competitive. Mayor Gerwig stated they will get together to figure out ways to put in some steps.

Ms. Merrell stated, in speaking with Community Services, they have come up with great ideas on how this can be done without encompassing only one group of people. She said she has opened up her facility and invited the residents to participate there during the challenge.

Mayor Gerwig indicated this year the kick-off is at the mall on March 3, 2018. She said Council will be there to register as many people as possible. She stated they will be looking for small businesses and sport teams. Councilwoman Siskind thought the schools could participate as well.

Mayor Gerwig thanked Mr. Barnes for participating in the video.

6. CONSENT AGENDA

- A. 17-1517** AUTHORIZATION TO AWARD A CONTRACT TO MULTIPLE VENDORS FOR SUPPLY, DELIVERY AND INSTALLATION OF LANDSCAPE MATERIALS
- B. 17-1583** AUTHORIZATION TO RENEW AN EXISTING CONTRACT FOR BUS RENTAL AND DRIVER SERVICES
- C. 18-1854** RESOLUTION NO. R2018-08 (MEINSE LLC MEMORANDUM OF AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH MEINSE LLC CONCERNING INSTALLING A TURNING LANE ON SOUTH SHORE BOULEVARD, CONSTRUCTING BRIDLE PATHS ON 40TH STREET AND CONSTRUCTING A CUL-DE-SAC AT 130TH AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield stated staff recommended adoption of the Consent Agenda as presented. He indicated no public comment cards were received.

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

Mr. Schofield indicated no public comment cards were received for any other items on the Agenda.

7. PUBLIC HEARINGS

There were no Public Hearings.

8. REGULAR AGENDA

A. 18-1853 PALM BEACH CENTRAL HIGH SCHOOL AND WELLINGTON COMMUNITY HIGH SCHOOL PROJECT GRADUATION SPONSORSHIP

Mr. Schofield introduced the item and indicated Mr. Barnes will be presenting the item.

Mr. Barnes stated this item has been presented to Council over the past several years. He said it is an actual cash sponsorship for Project Graduation for both Palm Beach Central High School and Wellington High School. He noted it is in addition to the facility partnership for the actual location. He indicated it is a bronze level sponsorship for both programs and funded in the current budget.

Mayor Gerwig stated the Village provides a \$500 contribution per school, use of the Village gym facility and some staff time. Mr. Barnes said that was correct.

Councilwoman Siskind stated she has been working closely with Wellington High School. She said Project Graduation is a night to keep graduating seniors safe for a drug free and alcohol free evening. She indicated statistics show there are more crashes and drug or alcohol related incidents on graduation night.

Councilwoman Siskind explained Project Graduation provides a place for the students to go for the whole night, as they check-in and do not leave until the next morning. She stated it is very costly as the students are provided with entertainment, food, etc., but they cannot put a price on it. She said they appreciate the financial support, support from the Village, and support from all of their sponsors and partners.

Mayor Gerwig stated for the kids who graduated as a class, it might be their last night together. She said she appreciated the Village for contributing to Project Graduation.

A motion was made by Councilman Napoleone, seconded by Vice Mayor McGovern, and unanimously passed (5-0) to approve the Palm Beach Central High School and Wellington Community High School Project Graduation Sponsorship as presented.

B. 18-1822 AUTHORIZATION TO NEGOTIATE A CONTRACT TO PROVIDE ENGINEERING AND ARCHITECTURAL SERVICES FOR GREENBRIAR PARK AND SOUTH SHORE PARK

Mr. Schofield introduced the item. He stated Mr. Barnes and Mr. De La Vega will be giving the presentation.

Mayor Gerwig recused herself from the discussion of this item. She stated she does not have a conflict with Kimley Horn, but she has a conflict with two of their subcontractors. She said

pending any other news from the Commission on Ethics, she will recuse herself. She stated none of these contracts benefit her company in any way. She indicated the second contract is another issue. She said if negotiations fail with their first choice and the Village has to move to their second choice, she will have a county conflict, as her company has some outside contracts with them.

Ms. Cohen stated it is unclear whether it is actually a conflict, but there was not sufficient time to get an advisory opinion from the Palm Beach County Commission on Ethics, so she advised Mayor Gerwig to recuse herself in this instance. Mayor Gerwig left the Council Chambers.

Mr. De La Vega stated staff was seeking authorization to negotiate a contract to provide engineering and architectural services for Greenbriar Park and South Shore Park. He said an RFQ was released back in December. He explained it was a two-step process, as the Village received five (5) proposals initially. He stated the Selection Committee met in February to review the proposals and shortlist the top three firms - Engenuity Group, Kimley Horn, and Simmons & White - and subsequently had twenty minute interviews with each of them. He said the Selection Committee reranked and rescored them with Kimley-Horn coming in first, Engenuity second and Simmons & White third. He stated the Selection Committee recommended seeking authorization to negotiate a contract with the highest ranked firm, Kimley Horn & Associates. He indicated staff is hoping, if approved tonight, to begin negotiations as early as tomorrow. He said they have a quick turnaround time and would like to bring a contract award before Council at that next Council Meeting.

Vice Mayor McGovern asked for the scope of services for which they will be negotiating a contract with either Kimley Horn, Engenuity or Simmons & White. Mr. Barnes stated the entire scope of services includes conceptual planning and master planning for both Greenbriar Park and South Shore Park, and taking it all the way to construction administration. He said that means taking all of the engineering, architecture and other design consultant services required from a planning stage, and finalizing the conceptual plan in order to bid the project. He stated that includes 100% design documents for all of the site work, paving, grading, drainage, building work and support services, whether it be mechanical or electrical, site lighting, sports field lighting, etc. He indicated staff would expect the scope to include construction administration services in the subsequent task order, so the engineers and architects can assist Village staff in observing construction and certifying the project after completion.

A motion was made by Councilman Drahos, seconded by Councilwoman Siskind, and unanimously passed (4-0), with Mayor Gerwig recused, to approve the Authorization to Negotiate a Contract to Provide Engineering and Architectural Services for Greenbriar Park and South Shore Park as presented.

At this point, Mayor Gerwig returned to the Chambers.

C. 18-1868 RESOLUTION NO. R2018-11 (MEMORANDUM OF UNDERSTANDING BETWEEN THE VILLAGE OF WELLINGTON AND THE WELLINGTON COMMUNITY FOUNDATION TO PARTNER ON CERTAIN YOUTH AND SENIOR PROGRAMMING PROJECTS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL
APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN
THE VILLAGE OF WELLINGTON AND THE WELLINGTON
COMMUNITY FOUNDATION FOR PARTNERSHIP ON CERTAIN

COMMUNITY PROJECTS AND ACTIVITIES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. He stated Ms. Edwards and Mr. De La Vega will present this item.

Ms. Edwards stated this Memorandum of Understanding between the Wellington Community Foundation and the Village of Wellington formalizes their partnership to support and address the needs of their community and, more specifically, the needs of their seniors, veterans, and youth. She introduced the Chair of the Wellington Community Foundation, Tom Wenham.

Mr. Wenham stated on behalf of the board members of the Wellington Community Foundation, Mickey Smith, Robbin Lee, Maria Becker, Barry Manning, Jim Sackett, Maggie Zeller, Hope Barron, Joanna Boynton, Dr. Gordon Johnson and himself, they are proud to be partners with the Village on this Memorandum of Understanding. He said it focuses on Wellington seniors, veterans and children, by supporting and improving their quality of life, by working together on community projects.

Mr. Wenham indicated two years ago this month, the then Village Council turned the Wellington Community Foundation over to those committed to benefiting the residents of Wellington. He said, during the past two years, the Wellington Community Foundation Board has worked very hard on procuring funds to achieve the many activities and products that have made Wellington the hometown community they all love and support. He stated the combination of the Village and the Wellington Community Foundation working together as a team will greatly improve the amount of assistance these seniors, veterans and children will receive.

Mr. Wenham asked that they jointly sign the Memorandum of Understanding and start working together for the betterment of Wellington. He stated the Foundation has discussed this many times with Ms. Edwards, and they are ready to go as a group. He indicated there are ten members on the Board and they will be adding one more at their meeting in March. He mentioned Ken Adams is a member emeritus of the Foundation. He said Mr. Adams has not made it too many meetings, but they recognize what he has done through the years for this community.

Mayor Gerwig thanked Mayor Wenham for what he has done with the Wellington Community Foundation, for focusing on their seniors and helping them stay in their community, and for not forgetting their veterans who have served and the people who might have fallen between the cracks. She also thanked the Foundation for doing a great job with the backpack drives and for doing the things that are not being covered by other organizations. She said they are stepping up and into this kind of arrangement, so they can even do more in the community. She thanked the Foundation for doing what the Council sent them out to do and doing it so well.

Councilman Napoleone thought this was above and beyond what was expected when the Foundation was turned over. He said they hit the ground running and have not stopped. He stated their great Board has done amazing things. He said they are all assets to the community as individuals, but collectively they have been remarkable. He thanked the Foundation for what they have done.

Councilman Drahos stated he loved this charity. He said he is not surprised, as they are all-stars and are living up to the hype. He stated every time they accomplish something more or greater, they set the bar higher for themselves. He said he looked forward to seeing what they

continue to accomplish. He stated there is no greater partnership than the Village partnering with the Wellington Community Foundation, as they are meant for each other. He said he is glad his two fellow Council members had the foresight to vote correctly on this when it came before them two years ago.

Vice Mayor McGovern stated this is one of the proudest votes he has cast. He said they are there today to celebrate all that the Wellington Community Foundation has become and to discuss this Memorandum of Understanding, which moves them another step forward. He stated many things can be done through the Village and Community Services, such as matching funds to make projects go further and change the lives of more people. He thought when an organization steps in to be the other half of that partnership, it is a great testament to what each of them do individually and collectively as an organization. He thanked the Wellington Community Foundation for doing just that.

Councilwoman Siskind commended Mr. Wenham's board on everything they do. She said she has been attending the events and seeing the great work they do in the community. She stated the entire board has worked so hard and is so dedicated to their community. She said there is no more noble cause than children, veterans and seniors. She stated many people are relying on this partnership and she knows great things are going to come out of it. She thanked all of them for their hard work and dedication.

Mr. Wenham hoped they could live up to all of the platitudes that Council put on them. He said it takes a team. He stated the great people working with them want this to succeed. He thought it had been two years this February when they did this and they had come a long way. He said they work hard, stand together, and meet monthly. He stated they meet the first Monday of every month and Council is welcome to join them. He said Ms. Edwards has joined them for a few of the meetings.

A motion was made by Vice Mayor McGovern, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. R2018-11 (Memorandum of Understanding Between the Village of Wellington and the Wellington Community Foundation to Partner on Certain Youth and Senior Programming Projects) as presented.

At this time, the Memorandum of Understanding was signed by both parties.

9. PUBLIC FORUM

Mr. Schofield indicated no comment cards were received from the public.

10. ATTORNEY'S REPORT

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

- Ms. Cohen provided an update on the situation with the mold house. She stated she attended a hearing today on the Village's motion to require the bank to protect its security. She said she met with the attorney for the bank as well as the attorney for the property owner and the defendants. She stated the property has been posted as an unsafe structure, as it is riddled with mold. She said the residents have been advised to vacate the premises.

Ms. Cohen stated it has been agreed that the property owner will give the bank access to the property for the purpose of determining whether it is repairable. If the bank determines it is repairable, it will submit a plan to the building department by April 1, 2018. It will obtain its building permits and do the restoration by August 1, 2018. Failing to do so will allow the Village to move forward with demolition. If the bank determines it is not desirable or feasible to do the restoration, the Village will move forward after March 2 with demolition. She indicated the demolition costs would be assessed against the property, constitute a lien on the property, and ultimately be paid. She stated an order has been prepared and submitted to opposing counsel to review. She said once the wording is agreed upon, it will be submitted to the court for execution and then they will proceed with implementing that order.

Mayor Gerwig asked if the Village has been able to provide assistance to the residents. Ms. Cohen believed Ms. Edwards was working with the residents and trying to come up with some creative ways in which the Village might be able to assist. She thought Mr. Schofield was in constant contact with Ms. Edwards and her department as well as the Building Department concerning these issues.

Vice Mayor McGovern asked if there had been any discussions with the property owner on returning the funds to the current tenants, so they could move. Ms. Cohen stated that was discussed. She said there are lease agreements between the parties and it is the position of the property owner that the deposits that have been paid have been used to pay rent during periods of nonpayment. She believed that was a private matter and the Village should not interfere with it. She said the Village can certainly offer any public assistance or facilitate any assistance from private organizations.

Councilman Drahos stated Ms. Cohen provided Council with the name of this property owner as well as the other properties he owns. He said he assumed Code Enforcement would be checking on all of these properties to make sure they are up to speed. Mr. Schofield stated that has been done.

Mayor Gerwig stated only the outside could be checked, as they could not go inside the units without consent. Councilman Drahos hoped the Council would be discussing this particular issue in March. He said he was not going to repeat what they talked about at length at Agenda Review last night, but he reiterated they talked in Visioning about these aging rental communities and the priority Council wanted to place on helping them enhance their overall value and aesthetic appeal. He thought the corporate landlords who were advertising their properties as Wellington properties with Wellington schools and Wellington parks needed to live up to their obligations or know the Village will be after them. He commended staff for taking a proactive approach on this particular property.

11. MANAGER'S REPORT

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

- The next Regular Council Meeting will be held on Tuesday, February 27, 2018, at 7:00 p.m. in the Council Chambers.
- This Saturday, February 17, 2018, will be the first of three Saturday morning family friendly events to be held on Lake Wellington. Activities are scheduled between 8:00 am and 1:00 pm. More information is available on the Village website.

- Village Offices will be closed Monday, February 19, 2018, in observance of the Presidents Day holiday.

Mayor Gerwig asked if staff could distribute some information on Let's Move during the Saturday lakeside event to get everyone thinking about logging on and signing up. Mr. Schofield stated that could be done.

12. COUNCIL REPORTS

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- She stated she did a ride along with PBSO on a Friday night and it was an eye opening experience. She said she appreciated all of the work the great officers in Wellington do.
- She thanked everyone who participated in, sponsored, and donated to the Great Charity Challenge, as a lot of money was raised for Palm Beach County charities. She thought the Education Foundation came in first, but the schools received approximately \$28,000 to split between them.
- She stated she and Mayor Gerwig participated in the Emerald Cove Middle School Career Day. She said the kids rotated to different stations to visit with local community businesses and learn about different career options they may have not thought of before. She stated it was a great day. She said she would love to see the other middle schools participate or do something similar if they do not already do so.
- She thanked the Wellington Chamber for the 5K event on Sunday. She said NewSound was one of the sponsors. She stated it was a great day and a lot of fun.
- She congratulated the Boys & Girls Club on a great triathlon event at Deeridge Farms on Sunday night. She thought it was successful for a first time event. She said it was fun to be a part of it.

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

- He seconded Councilwoman Siskind's comments.
- He asked for a brief update on the progress of the enhancements to Scott's Place and the new uses at that park. Mr. Schofield stated the lighting and the shade structures are done. Mr. Barnes indicated the hours in consultation with both Public Works and Parks & Recreation are 7:30 am to 8:00 pm, Monday through Saturday, and 7:30 am to 7:00 pm on Sunday. He said when events run contemporaneously with the use of the park, the park will remain open until close of the event.

Vice Mayor McGovern asked if that would include events at the amphitheater. Mr. Barnes said it would include movie night, concerts, food trucks, etc. He stated they are confirming there is no reason to maintain the secondary egress point, so they can close off the gate after 5:00 pm or 6:00 pm and only have one point of access through the restroom area.

Vice Mayor McGovern stated this Council has long talked about this and it has been in the budget. He thought the youth in the Village were going to be very excited to have this joint use during events at the amphitheater and throughout the year. He thanked Mr. Barnes for his quick action in coming up with the hours, as they had just discussed this at Agenda Review yesterday.

- He thanked Mr. Barnes for starring in the Let's Move video.
- He hoped the residents would take advantage of Lake Wellington, as it is a treasure that he believes is unknown and underutilized. He invited everyone to attend the Lakeside Family Fun Day this Saturday from 8:00 am to 1:00 pm, and on subsequent Saturdays and evenings.

COUNCILMAN DRAHOS: Councilman Drahos stated he had no report.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report:

- He stated he agreed with everything his fellow Council members have said.
- He echoed that the Wellington Chamber's 5K Polo Dash and Bash was a really great event. He stated he was able to run the 5K on and around beautiful polo fields on a Sunday morning. He said it is a nice and unique venue that other places cannot offer.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- Mayor Gerwig thanked Grand Champions Polo Club and the Wellington Chamber for the 5K Polo Dash and Bash. She stated the lap she ran was exhausting.
- She hoped they could get a good turnout for Let's Move.
- She stated she and Mr. Schofield talked about some ideas of sound blocking and checking the sound meter to see if the events are louder than they are supposed to be. She said several residents have complained saying the water carries the sound quite a ways.

Mr. Schofield stated the sound meters are out. He said he spoke with staff about making sure the events are within the Village's own sound requirements, as occasionally the performer likes the sound to be up. He stated they were also looking at baffles and intermediary blocks. He said some of the vegetation is not doing what they need it to do. He thought it would be a month or so before staff would have a definitive cost.

Mayor Gerwig stated she did not want to do something that would make it bounce back or create another problem. She said it will probably have to be an absorbing product. She stated they do not run events late at night, but she could imagine it would be difficult.

- She stated she has raised \$500 with her fudge challenge.
- Mayor Gerwig stated they had a lot of feel good moments tonight. She said the work of the Village is very rewarding. She stated while it is very fun most of the time, it is a huge responsibility and a great privilege.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 7:57 PM.

Approved:

Anne Gerwig, Mayor

Chevelle D. Nubin, Village Clerk