

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

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

**Tuesday, February 26, 2019
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, February 26, 2019 commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

Council Members present: Anne Gerwig, Mayor; Michael Drahos, Vice Mayor; John McGovern, 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

Mayor Gerwig invited two boys from the audience to lead the Pledge of Allegiance.

3. INVOCATION

Rabbi-Hazzan David Sislen, Temple B'nai Jacob of Wellington, delivered the Invocation.

4. APPROVAL OF AGENDA

Mr. Schofield presented the agenda recommending approval as presented.

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

5. PRESENTATIONS AND PROCLAMATIONS

There were no Presentations or Proclamations.

6. CONSENT AGENDA

- A. 19-2690** AUTHORIZATION TO AWARD KEELY SPINELLI GRANT FUNDING TO WELLINGTON SCHOOLS
- B. 19-2711** A. AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE CLOSED CAPTIONING SERVICES FOR ALL BROADCAST VILLAGE MEETINGS

B. APPROVAL OF RESOLUTION NO. R2019-10 (CLOSED
CAPTIONING EQUIPMENT AND SERVICES)
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING
THE GENERAL FUND BUDGET FOR THE FISCAL YEAR 2019 IN
ORDER TO PROVIDE FUNDING FOR CLOSED CAPTIONING
EQUIPMENT AND SERVICES; AND PROVIDING AN EFFECTIVE
DATE.

Mr. Schofield presented the Consent Agenda recommending approval as presented. He indicated there were no public comment cards for the Consent Agenda.

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

Mr. Schofield announced that this was the time for the public to speak during one of the two Public Forums; however, no one from the public wanted to speak at this time.

7. PUBLIC HEARINGS

- A. 19-2704 ORDINANCE NO. 2019-02 (AMENDMENT TO CHAPTER 72
ENTITLED "MORTGAGED REAL PROPERTY REGISTRATION" TO
PROVIDE AN EXEMPTION TO ENTITIES IDENTIFIED IN 12 U.S.C.
§4617(a)(7)) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL
AMENDING CERTAIN SECTIONS OF CHAPTER 72 OF THE CODE OF
ORDINANCES ENTITLED "MORTGAGED REAL PROPERTY
REGISTRATION" TO PROVIDE AN EXEMPTION TO THOSE ENTITIES
IDENTIFIED IN 12 U.S.C. §4617(a)(7); PROVIDING A CONFLICTS
CLAUSE; PROVIDING ORDINANCE NO. 2019-02 (AMENDMENT TO
CHAPTER 72 A EVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. Ms. Nubin read the ordinance by title.

Ms. Cohen stated that this was the second reading of an amendment to the Mortgage Real Property Registration Ordinance. She indicated that the ordinance was revised in response to a letter from the General Counsel for the Federal Housing Finance Agency objecting to the fees that were imposed on a Fannie Mae, Freddie Mac and servicers acting on their behalf for the registration. Ms. Cohen said that they looked at the case that was cited by the General Counsel as well as other case law, and thought that decisions went both ways. She said that rather than engaging in a battle over a very small amount of fees that they be exempt from the fee to the extent they are exempt under that particular provision of the law, Ms. Cohen noted that registration would still be required; however, they will be exempt from the fee. She said that Code Enforcement estimated that currently approximately 16 registrations fell under those provisions of Fannie Mae, Freddie Mac or servicers acting on their behalf.

Mayor Gerwig said that Council had previously discussed this, and there had been no public comments. She said that this was not changing anything with the exception of not charging a fee for those mortgages. Ms. Cohen said that was correct. She said if it was later determined a federal provision did not prohibit the collection of a fee, the Village could always resume collecting the fee since there was nothing included in the ordinance that would prohibit that.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Councilman McGovern, and unanimously passed (5-0) to open the Public Hearing.

There being no public comments, a motion was made by Councilman McGovern, seconded by Vice Mayor Drahos, and unanimously passed (5-0) to close the Public Hearing.

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind and unanimously passed (5-0) to approve Ordinance No. 2019-02 (Amendment to Chapter 72 Entitled "Mortgage Real Property Registration" to Provide an Exemption to Entities Identified in 12 U.S.C. S. 4617(a) (7)).

8. REGULAR AGENDA

A. 19-2640 STAFF UPDATE ON TOWN CENTER CONCEPT

Mr. Schofield introduced the item. He announced that Mr. Barnes, Ms. Quickel and Mr. De La Vega were present to address this item.

Mr. Barnes said that this evening staff would present a summary including some points that they would like to move forward with relative to the Town Center project.

Mr. Barnes said that they have plans that were presented during the course of the various public engagements and outreach efforts that were done over the past few months, both at the Lakeside daytime and nighttime events as well as the three public meetings that were held at the Community Center and at Village Park.

Mr. Barnes presented the concept plans that were presented noting that each showed much of the same elements and some elements remained from plan to plan. He said that the main thing was looking at different circulation options within the property as well as greenspace options, expansion of greenspace, existing greenspace, playground areas, waterfront area adjacent to the Community Center on Lake Wellington as well as options that include relocation of the aquatics facility and the elimination of the Lake Wellington Professional Centre (LWPC). He said that new amenities that were considered were the Amphitheatre area expansion, Scotts Place expansion, additional play areas, including splash pads and water play areas, office, and structured parking based on the elimination of surface parking spaces. Mr. Barnes noted that several of the elements include a partnership with adjacent private property. He indicated that those were the different concepts in varying degrees. He said that some of the concepts show retention at some of the existing amenities like the pool or the LWPC.

Mr. Barnes then went through the visual surveys that were conducted at the Lakeside Fun Day in November and December. He said that the exhibits depicted images that were typical visual preference surveys of different options based on some of the concept plans. Mr. Barnes said that what they saw in many of the concepts was support at Fun Days for changes, depending on which options were selected.

- **Waterfront**

Mr. Barnes said that for the "Waterfront" slide, they had a total of 597 responses, and of that, only 28 were no change. In addition, 439 were resident responses with only 13 being no change.

- **Green Space**

Mr. Barnes said that these were similar concepts and the majority of the responses favored some type of change, i.e., additional/creative seating, adult playground type improvements, i.e., hammocks, swings, etc., or just green space versus no change.

- **Parking Structure**

Mr. Barnes said that this involved the concept of having some type of structured parking based on several of the concept plans, actually showing the elimination of a considerable amount of surface parking to accommodate open space, green space or other expansion to the existing amenities on the property. He noted that an option for no change was also provided.

- **Water Features**

Mr. Barnes explained that two different options were provided in the November and December surveys. He noted that November options were pool, splash park, and no change. He said in December, they structured the options to focus more on water features, which would be typical in a mixed-use type project, which included fountain, splash and reflecting pool. The no change option was also given.

- **Ken Adams Way**

Mr. Barnes said that they looked at providing some type of mixed-use options along Ken Adams Way that was walkable and was denser than would be expected at a suburban setting. He said that the majority of responses favored some type of change in all categories.

- **Civic Center and Performing Arts**

Mr. Barnes explained that these two concepts were related. He said that at the November Lakeside Visual Preference, there was a generalized survey for a Civic Center, and a majority of the responses favored some type of a civic center option. He said for the December option, they drilled it down to actually looking at a performing arts center either at the Town Center location or potentially at another location, based on its size. He said there was also a majority that favored some type of a performing arts facility.

Mr. Barnes said that they had their in-person public engagement meetings in December, January and February. He said that in total, they had a little over 300 attendees for the three meetings combined. Mr. Barnes said that the results of those meetings showed that many people did not support some of the changes proposed, but there was a general consensus on some things within the concept plans that were presented. He said the consensus was for enhanced circulation, in and around the Town Center, including support at the January meeting at the Village Park location for boardwalk improvements along Lake Wellington as well. Mr. Barnes said that there was also a lot of support for green space; however, the conundrum that arose was that in many when you eliminate surface parking for green space, parking has to be made up for someplace else. He said that was a conflict in some of the discussions because there was not a desire for structured parking; however, the realization is that there would be some parking shortfall beyond what currently exists that would have to be resolved in some way.

Mayor Gerwig asked if it was correct that the data that Mr. Barnes had presented did not include any results from the Town Hall meetings, and if that was the case, was there a compilation of those results. Mr. Barnes indicated that was correct, but pointed out that no voting took place at

the Town Hall meetings, as it was more discussion. He noted that there was a pent up desire for the public to voice their opinion, so the meeting on February 13th was facilitated and the majority of people who spoke did not support a lot of change. He said at the January meeting at Village Park, there were breakout tables and there was the opportunity for the tables to discuss the concept plan, and present an item, if there was consensus on it.

Mayor Gerwig said that the Village has the data; however, it would be comparing apples to oranges and could not be compiled in the same way. Mr. Barnes said that was correct. He explained that it could not be presented in the same manner although they could present it in written format. Mr. Barnes further explained that when you have break out tables in a charrette style format, unless there is consensus of the group, it ends up as not being supported by the group. He said after having observed several tables, if there was no consensus among the table members to move an item they were discussing forward and say they supported it, it ended up falling out of the recommendations. He reiterated that they did have consensus on improved circulation throughout the property, the property boardwalk and the passive green space, which would create a parking issue.

Mr. Barnes said that was a quick summary of what staff saw at both the meetings and the Lakeside Preference surveys.

At this point, Mr. Barnes summarized what staff was requesting. He said that they were requesting direction or consensus from Council to secure a team through the solicitation process to come in and start planning, to be able to have better stakeholder meetings and additional user group meetings, particularly for the aquatics facility patrons, LWPC tenants, and Mayfair residents. He said this would provide them with the ability to have one team working with the Village from start to finish. He said they were also seeking direction on a recommendation that they look at the existing dollars that have been set aside for the LWPC rent collections that had not been utilized for capital improvements or any kind of debt service payments. He said those funds would be used to develop some type of incentive program to provide or secure alternative space availability within Wellington. Mr. Barnes said that those two efforts would allow them to go ahead and start the process to develop conceptual plans, phasing plans, estimates, etc.

Councilman McGovern said that would ultimately result in concrete yes/no decision points for Council to determine whether they want to go forward with some, all, what phases, etc. Mr. Barnes said that was correct. He explained that at this point one of the items that they have not yet been able to address and one of the comments that is regularly received at the public engagement meetings was the lack of financial data, lack of hard numbers, lack of schedules, phasing, etc. He said that in order to do that, they would need to have the services of the outside consultant and professionals to provide staff with that information so that Council is able to make their decisions going forward.

Vice Mayor Drahos asked Mr. Barnes to go back and review some of the slides so that they are clear to the residents. He then asked him a series of questions relating to each item only focusing on Wellington residents:

- **Waterfront**

Vice Mayor Drahos said there were 439 residents who completed surveys with 13 indicating they wanted no change to the waterfront. He asked what percentage of Wellington residents indicated they wanted no change to the waterfront. Mr. Barnes said that it was about 3%.

- **Green Space**

Vice Mayor Drahos asked how many Wellington residents completed a survey relating to whether they wanted a change to the green space. Mr. Barnes indicated 309 Wellington residents had completed the survey. Vice Mayor Drahos asked how many Wellington residents indicated they wanted no change, and what was the percentage. Mr. Barnes said 16 Wellington residents filled out the survey and indicated they wanted no change, which was a little over 5%.

- **Parking Structure**

Vice Mayor Drahos asked how many Wellington residents filled out a survey relating to adding a parking structure. Mr. Barnes said 166 Wellington residents had filled out the survey. Vice Mayor Drahos then asked how many wanted no change or no parking structure, and what was the percentage. Mr. Barnes said 45 had indicated they wanted no change, which was roughly 27%.

- **Water Features**

Vice Mayor Drahos asked if this slide showed two different figures because there were two different surveys done. Mr. Barnes reiterated that in November they had options for a zero entry pool, splash park, splash pad and no change, which are more active recreational type water options. However, in December, what was shown were not active aquatic play areas. For the November survey, Vice Mayor Drahos asked if residents were shown A, B, C and G. Mr. Barnes said that was correct. Vice Mayor Drahos then asked how many residents were shown that, and filled out a survey relating to those particular areas. Mr. Barnes responded with 205. Vice Mayor Drahos asked how many Wellington residents indicated they wanted no change or did not like any of those options, and what was the percentage. Mr. Barnes responded that 16 Wellington residents wanted to change, which was almost 8%.

For the December survey, Vice Mayor Drahos asked if residents were shown pictures D, E, F and G. Mr. Barnes indicated that was correct. Vice Mayor Drahos asked how many Wellington residents completed a survey. Mr. Barnes stated it was 81, how many indicated they did not like any of the options, and what was the percentage. Mr. Barnes said that 15 indicated they did not like any of the option, which was a little over 18%.

Councilwoman Siskind asked how many were repeat attendees. Mr. Barnes said that they did not know who attended the first event versus the second event.

- **Ken Adams Way**

Vice Mayor Drahos asked how many Wellington residents filled out a survey relating to whether they wanted changes to Ken Adams Way. Mr. Barnes said that they had 209 responses. Vice Mayor Drahos asked if the residents were shown the pictures depicted on the slide. Mr. Barnes said that was correct. Vice Mayor Drahos then asked how many of the 209 residents indicated they did not like any of those changes, and what was the percentage. Mr. Barnes said that 25 residents indicated they wanted no change for a percentage of almost 12%.

- **Civic Center**

Vice Mayor Drahos asked how many Wellington residents filled out a survey relating to whether or not they wanted a Civic Center. Mr. Barnes said 208. Vice Mayor Drahos asked how many responded that they did not want anything like that, and what was the

percentage. Mr. Barnes said that there were 22 responses for almost 11%.

- **Performing Arts**

Vice Mayor Drahos asked how many Wellington residents filled out a survey relating to the Performing Arts Center. Mr. Barnes responded with 58. Vice Mayor Drahos then asked how many indicated they did not want that, and what was the percentage. Mr. Barnes said that there were 10 such responses for almost 17%.

Mayor Gerwig asked Mr. Barnes how many residents were there in Wellington. In response, Mr. Barnes said that there was 63,000 or 64,000 residents. Mayor Gerwig then asked how many residents would have to respond in order for them to do an accurate statistical study. Mr. Barnes said that there are percentages that are required to make it statistically valid, but you have to figure in demographics, etc. Mayor Gerwig said that these were spot questions that were used to gather data, and this was a broad-brush look at what people said when they attended the events. Mr. Barnes said that was correct. He explained that when looking at the responses, there were different attendees at the Lakeside events compared to the meetings. He said that staff noticed that at the Lakeside Fun Days, there were more young families with kids while people who were a little bit older attended the public meetings. Mayor Gerwig said that the Village was trying to gather public input in every way they could find; however, none was statistically correct in looking at the residents. She said that the results do show that there is interest in certain elements.

Mayor Gerwig noted that there were several things that bothered her throughout the process, particularly, rumors from the public that staff members were representing at meetings that the pool has a structural failure, which she did not believe was accurate. She said that the Village spent a lot of money on the pool, and she wanted to see the data if there is a problem at the pool. She thought if there was a failure, they needed to go back and look at the liability. Mayor Gerwig said that she wanted to be a team player, but she would not do it at the expense of truth or honesty in this process. She wanted to ensure that they were looking at apples to apples as much as possible and they were looking at good data.

Vice Mayor Drahos thought that controlling rumors was a challenge for everybody involved and they could only do their part to try and continue to convey accurate information.

Mayor Gerwig said that she wanted to ensure that the Village was not putting out incorrect information. She said that the other thing that people said they heard from staff was the LWPC building was old and it needed \$2.3 million in improvements to bring it up to Wellington's standards. She said that parts of the building are 40 years old, it is wood-framed, does not have impact windows, etc., but that does not mean it has outlived its useful life. She said that there are many such structures in Wellington; however, that does not mean they have used up their useful life. She noted that a home near where she lives is wood framed that is being sold for \$700,000 and no one was saying tear it down because it is old. Mayor Gerwig said that the Village purchased the building as a land bank because of its location and the land it sits on. She said that when the first plan came out showing that the building that houses 150 plus or minus on site or virtual businesses, was being taken down, they said they had better have a good reason to do that. She said that the concern was never that they could not tear the building down or repurpose that site, but that they should have a good reason if they were going to do that. Mayor Gerwig said that she appreciated staff's sincere work on not wanting to displace 150 businesses. She said if they were going to tear down a building that supports 150 businesses for a kayak rental facility, then perhaps they had not thought this through very well. She said if they needed to displace the building and they have a plan in place, then she would be open to a discussion on it

down the road.

Vice Mayor Drahos stated that he did not want to get sidetracked with discussing the merits of the LWPC at this time because he did not believe it fell into the scope of what Council was being asked to do. He believed they were being asked to hire a group to come in and provide a master plan for the property; however, whether that should include LWPC was still something that was open for discussion. In addition, they were being asked what to do with the funds in the account and if they could use them to their advantage.

Vice Mayor Drahos said that he does not always have the opportunity to say what he does and he wanted to take this opportunity to do so. He said that he has said in the past that he has been actively trying to solicit private investment groups to bring in an executive suites office building to Wellington. He said if the future of the building was that it needed to be replaced, then he believed that they needed alternatives. Vice Mayor Drahos said that he was having a very difficult time getting a private investment group trying to match local offerings at the private levels. He said that when the investors look at the numbers, they tell him that they could not offer that price point which is too low and below market value. Vice Mayor Drahos said that was coming from his third investment group.

Mayor Gerwig believed that the Village charges market value rates. She said that they have compared the prices and they were a little bit more than them. Vice Mayor Drahos indicated that he did not know where those figures were coming from reiterating that he had looked at three different investment groups and was told they could not offer that. Mayor Gerwig said Vice Mayor Drahos was talking about building a building from scratch, which was not what she was saying. Vice Mayor Drahos disagreed and said his goal was to find an investment group who would provide executive suites at the BE Aerospace building that would be vacant. He said that he has not explored options to build something from the ground up, but taking one building and retrofitting it for another purpose. Vice Mayor Drahos said that the investors have each told him that if the Village could offer them some type of subsidiary that could offset some of the costs, they might be able to do it. He felt that it might be worthwhile for the Council to consider that, but reiterated that the private sector cannot match what the Village is doing at LWPC. He said that should give the residents concern why the Village is below market value.

Mayor Gerwig again voiced her disagreement with the Village charging below market prices as she had previously stated. She said that when the Village purchased the LWPC, they paid \$4 million pointing out that no one would pay that price for something that would only bring in \$275,000 profit. She said that the Village had made the purchase for the land, and not the building. She said that the reason why Vice Mayor Drahos has not been able to find someone that was offering something like that was a completely different reason. Mayor Gerwig said that you could not compare the interior improvements that would be needed to turn the BE Aerospace building into executive offices suites as she had also looked at that building and it would be difficult to do. She said that it was not their obligation to provide an alternate space, but she felt that they all agreed that they do not want to displace the businesses. Vice Mayor Drahos felt that they were actually both saying the same thing.

Councilman McGovern stated that he agreed with both Mayor Gerwig and Vice Mayor Drahos because he felt they were both saying exactly the same thing. He pointed out that one was saying there is a way they could make this work in a public/private partnership while the other was saying the Village never bought that building to purely operate it as an investment property and be a landlord. He believed those facts have been made crystal clear throughout this process. Councilman McGovern said as they look at the questions that Mr. Barnes was asking them,

particularly if they wanted to look at taking portions of the money in the LWPC Fund and venture into a possible public/private partnership that would allow for some form of small business incubator-type place that would allow for these tenants and others to go and have a place to go it be a greater success then to put the land into the larger picture of what is happening at this property.

Vice Mayor Drahos believed that they all agreed that they do not want to displace people without a plan.

Mayor Gerwig wanted people to know that they were not subsidizing any local businesses. She said that they are at market price noting that they raised the price every year. She pointed out that previously some of the businesses were offering services to offset their rent, which Wellington could not do as a government so they had to be brought into alignment. She wanted to ensure they were providing accurate information for the residents.

At this point, Mr. Barnes said that there was another bullet point that he had to address which was the request to move forward with the boardwalk circulation improvements within the property. He said that from their estimation from the in-person public engagement meetings as well as the Lakeside Visual Preference Surveys, there appeared to be consensus to move forward with the boardwalk improvements. He pointed out that nothing that they do with the boardwalk improvements would necessarily restrict or prohibit any land side improvements or have it remain as it. He said that if they do the boardwalk at the waterfront at any point, depending on what the final plan is whether it remains the same or changes, they would be able to tie into the circulation system.

Councilman McGovern said that they would receive designs for the boardwalk and would have discussions on things like a dock, etc. Mr. Barnes indicated that was correct.

Mr. Barnes then addressed the aquatics facility. He said that the last report said there was a structural issue. However, he said he would not call it a failure, but there was some concern that was brought to their attention by both the swim team participants as well as going back to when Mr. Riebe was the Village Engineer, when he looked at an issue within the dive well. Mr. Barnes said that there had not been any deterioration since that time. He suggested that would be part of the scope when they retain the appropriate design professionals to look into it, do an evaluation, and provide the Village with the status of it. Mr. Barnes said that, for the interest of clarity, the building there that was not improved was the pump room building as improvements were only within the pump system. As far as the LWPC, a lot of the information they have on was based on a pre-purchase investigation report that was prepared by a consultant. He said that they based some of the improvements as far as costs on the report such as the reroof and that type of thing. Mr. Barnes said that the only concern would be that it could be incorporated into some type of study. He said that they would look at that building to have an accurate assessment of what improvements were truly necessary and being cognizant if there is any threshold at which point they exceed certain value in renovations and improvements, it would trigger additional code upgrades, which would indicate additional costs.

Councilman McGovern said that the building was not currently ADA compliant. Mr. Barnes said that there were components of it that were not ADA compliant, and explained that there is no vertical accessibility (elevator) within the multi-story building.

Mayor Gerwig believed that they could also say a lot of the elements that the Village has are not ADA compliant as they were built before standards. Mr. Barnes said that all of the Village facilities,

based on their regular review, while they do not have a formal polo transition plan, they have gone through them and all of their facilities are ADA compliant. He said that the only part that they continue to do on an on-going basis would be sidewalks and pathways throughout town because, over the course of time, they might be out of slope. Mayor Gerwig said that she had been to some second floor lofts of utility buildings that do not have elevators, particularly at the Water Treatment Plant. Mr. Barnes explained that there are certain equipment areas that based on the work that is performed have exemptions, similar to FPL substations that do not have all of the accessibility requirements.

Council then opened the floor up for public comments.

The following people spoke during public comments:

1. Mark Davidson, 499 Azure Avenue, Wellington. Mr. Davidson felt that the Village's efforts over the past months appeared to be an attempt to sell the Town Center to the residents. He thought that the viewpoint staff was presenting was not that of the residents. Mr. Davidson said that at the meetings, he questioned where the demand for this was coming from, but could not get an answer. He said his impression was that perhaps it was being driven by Council. He believed that the second meeting was set up in a way to obtain positive comments, and not to determine the will of the people. Mr. Davidson indicated that he had spoken to people at every table, and reiterated that he thought staff's summary had nothing to do with those discussions. He said he attended all three events, but was never polled. He also did not think that the visual preference surveys asked people if they thought it was a good thing or something they would support. Mr. Davidson said that people spoke at the third meeting, and it was clear that they did not want the Village to move forward with this huge expenditure without a public referendum. He did not believe they should be talking about building a parking garage because people got booted at a concert. He supported proceeding with the RFP if it showed having LWPC in and out, and to let the planning begin.
2. Richard Kopp, 10281 Trianon Place, Wellington. Regarding the February 13th meeting, Mr. Kopp said he had provided Mr. Barnes with a copy of the Town Crier article, which he thought, did not address what really happened at the meeting. He said that, with the exception of two people, 24 people spoke against the project. He felt that the "want" for this project was coming from the Town Council. Mr. Kopp said he had talked about having a referendum, but was told it was against the Village, which he found hard to believe. He said that he was then told the referendum would cost about \$50,000, which he felt was a small price to pay compared to the high cost of the project. Mr. Kopp said that Councilman McGovern told him during their meeting that he supported the project because he and his family have lived in the Village for decades and they know what is best for the Village, and that Council was elected and have the right to make these kinds of decisions. He disagreed with that, and thought Council has the right to bring the ideas forward, but it was a voter's right to have a referendum before spending this much money. Mr. Kopp did not mind paying taxes, but he did mind if they were paying them for the wrong thing for the Village.
3. Bruce Tumin, 752 Lake Wellington Drive, Wellington. Mr. Tumin stated that he attended and participated in all three meetings; however, he would have attended the Lakeside events if he knew that surveys were being conducted. He felt that the results being presented should not be considered because they did not include the results of the three meetings. Mr. Tumin did not recall that the option to choose "no action" was given at the three meetings. He said that staff made recommendations for the office building; however, he said that they were not code requirements, but were only recommendations because you only had to meet ADA compliance if you are doing major renovations to a building. He was disappointed staff was saying those were requirements, and wished he could have the name of the consultant who

provided that recommendation. Mr. Tumin said if the Village wanted to build something, he recommended additional bathrooms at the Amphitheatre, extending the sound cable tunnel at the Amphitheatre all the way to the bathrooms, and a fishing or boat dock. He also questioned if the pathway that currently exists around the Community Center was going to be torn out and then rebuilt. Mr. Tumin said residents would remember at the elections if they weren't listened to. He hoped that Council would be good stewards of their money otherwise, they would be voted out.

4. John Greene, 13368 Polo Road W. Wellington. Former Vice Mayor Greene spoke about the history of the Village purchasing the Lake Wellington Professional Center noting that Mayor Gerwig was the only current member of Council who was a sitting member at that time. He said it took a lot of foresight for Council to look ahead as they had already decided to relocate the Tennis Center, build a new Community Center, and had seen the success of the Amphitheatre. Mr. Greene said they knew that the building was an important asset for them to acquire for the future since they did not know what would happen to it in the long term. He said he wanted to make it clear that the decision to buy the Professional Centre was not to operate it as an ongoing business into perpetuity, but to operate it until there was a plan that allowed the Village to utilize the asset to its highest and best use. He thought this plan was another part of the evolution they were seeing on this site. Mr. Greene recalled that there was a lot of pushback and concerns raised when Council considered buying the building because people did not think government should operate a private business. He believed there are a lot of opportunities to work with private investors as he works with investors who are always looking for such opportunities. Mr. Greene said no one wanted to see businesses get displaced, but they have to think about what is best for the site as they look to the future. He hoped that the community could come together and find the right team to find a solution for the small businesses to operate. He said this was an important purchase and without the land acquisition, they would probably be trying to buy that land at a higher price today. Mr. Greene said Council had some tough decisions to make, but it was important for them to remember why the building was purchased.
5. Vincent Weber, 2143 Wingate Bend, Wellington. Mr. Weber believed the Village was putting the cart before the horse because he thought there were things they had not looked at. He thought the site would be developed with or without a plan because he has seen that happen. He posed questions to Council relating to prioritizing the Village's needs over the next 10 years, particularly relating to housing for seniors and families. He asked specifically, when, where, cost, type, tax impact on the type of growth for business and other uses they want to have in the community. He also asked about the designation for AR/SE, the type of businesses in that area; what municipal services currently exist at these locations, and who pays for them. He also asked if they had considered possible alternatives. Mr. Weber suggested moving the attorneys currently in the LWPC site to the Community Center, which he felt is underutilized. He said that he has been involved in this type of project over the years, and he knows developers who would be happy to look at these sites. He suggested obtaining additional proposals.
6. Dolores Bocian, 2157 Wingate Bend, Wellington. Ms. Bocian said that the Mayfair residents appreciated that their community was being acknowledged and will be part of the planning committee for the project. She expressed their concerns regarding their property values as they are on fixed incomes, their quality of life and the impact it would have on their lifestyle. Ms. Bocian suggested that the Village reach out to an international organization called BOMA (Building Owners and Managers Association), whom she felt could help the Village. She noted that they have offices in Ft. Lauderdale, and their members are in every part of the real estate business. Ms. Bocian said that she was formerly part of the organization in New Jersey, and had just attended their international conference in Miami. She offered to be the Village's liaison with them or she could just provide them with contact information.

Vice Mayor Drahos read the following comment card into the record:

1. Diane Souder, 12148 Monroe Street, Wellington. Ms. Souder's card indicated that she was opposed to the project. She hoped that the Village would consider the impact that this project will have on the Mayfair residents, i.e., noise, privacy, traffic, crime and the right to live peacefully.

Mayor Gerwig asked Mr. Barnes to repeat the direction that staff was looking for from Council.

Prior to repeating the direction, Mr. Barnes said that one of the questions that comes up regularly was how this got started. He explained that this is a staff directive, and staff process that they have brought to Council for consideration. He said that over time, since they started making presentations in 2017 showing the different options and concepts, this was staff's attempt to stay ahead of the curve looking at different trends that are out there. Mr. Barnes said they are not futurists, but they will do their best to get the information that is out there. He said that one of the things they look at are demographics, national, state and local trends, as well as what is happening in suburban communities across the country and how they are dealing with the changes. He said that at the Agenda Review they discussed that one of the things they have to come to grips with is the Village's changing demographics, particularly age. He said that what drove many suburban communities over the last 30 to 40 years was changing. He said it is changing not only in looking at uses, but in particularly mixed uses, which seem to be gaining in popularity and in many cases, are driving property values up on adjacent properties. He said that they focused on changes that they can try to affect rather than changes they cannot. Mr. Barnes said that many of the changes that they are contemplating would hopefully have a positive impact on the Village.

Mayor Gerwig wanted staff to know that Council appreciated their work. She said that part of the reason for this conversation was because this site was not master planned. She said that she was not there to find fault, but to move forward. Mayor Gerwig then spoke to Mr. Kopp's question about having a referendum. She said that Council was elected to make these decisions, which are sometimes hard and unpopular. Mayor Gerwig said that since she has been on Council, they have spent money on tennis courts, a community center and many of the elements they were discussing. She said that Council has to establish a budget, and all this falls in line with what their job is which they want to do well and with public input. She advised the public that this came from the Directions Workshop where staff sat with the present Council to discuss this noting that the previous Council's never looked at the entire site. Councilman McGovern added that he heard the discussion about the Town Center in 2015.

Vice Mayor Drahos said that there was a strategic 50-year plan that focused on this property. He said that the report indicated that the future of Wellington is centered around this property. He said that his read of the report was in order for them to stay competitive as a community into the long-term future; they needed to have a community gathering point, which they do not currently have. Vice Mayor Drahos felt this was the property where that should be done.

Mayor Gerwig said that she still has the same questions she brought up from the beginning about water uses, noise, etc. She said that as they move forward, she wanted to ensure that they were doing something that meets the needs and softens the blow for the neighboring residents. She said that she did not want to have the same problems Jupiter has had with Harborside. Mayor Gerwig wanted them to walk with their eyes open and do something together as a Council. She believed that they should master plan the site, but that they needed to do it in a little different

method. She indicated that they have received a lot of public input and have something to start with. Mayor Gerwig thought everyone liked the boardwalk idea and access to the water. She said that when the Community Center, they put in a beautiful patio that looks like a floating dock. However, it has only been rented three times in almost three years since it was opened. Mayor Gerwig believed that they needed to look at the entire site in order to answer all the questions.

Councilman McGovern wanted to clarify Mr. Weber's comments about housing stating that there was no housing being considered on this site. Mr. Barnes said that was correct.

Mayor Gerwig asked how the parks and recreation master plan would play into the discussion on this project. Mr. Barnes did not believe it was going to play into this discussion, but this would play into the parks and recreation master plan in terms of what evolves out of this discussion. He said that this project deals only with this site and the adjacent property, whereas the parks & recreation master plan will look Village wide, and in some cases, the county and regional influences. Mr. Barnes said that they would need to do some ground level discussion and assessment of what the needs are, based on what they already have at this site. He said that will play into the parks and recreation master plan when they are looking at the Village-wide context, i.e., what services are they providing, what are the deficits and excesses and how does it fit together in the overall equation of services, programs and facilities.

Mayor Gerwig questioned whether this was an effective time to move ahead with the master planning of this site while they are doing the parks and recreation master plan. Mr. Barnes responded that it was, and explained that the return was that they would be able to feed into it if there are other facilities that seem to be getting considerable use elsewhere and if that patterns some of the uses here or compliments it.

Vice Mayor Drahos asked how the process would work to hire a professional to master plan this site. Mr. Barnes said that these services would include the services of design professionals that are regulated by the Florida State Statutes. He explained that the Village would be required to follow the Consultants Competitive Negotiation Act, which requires the Village to go out with a proposal that is qualifications based. He said that it is a qualifications-based selection where the Village provides a scope of services and some background and contacts for them to propose on. He said that the Village would look at their qualifications, experience and, in some cases, their approach to the project, but not cost. Mr. Barnes said that, based on the preliminary submissions, staff will short-list, as required by the Florida State Statutes, a minimum of three firms that are interviewed. Mr. Barnes said that, based on the best firm evaluated by the staff Selection Committee, they would then move it on to Council and recommend approval. He noted that this is done with all consultant selections that meet the threshold requirements.

Mayor Gerwig said that this is a regulated process that the Village will follow. She thought that the plan would be similar to what was being presented and that it would not be a design. Mr. Barnes explained that the solicitation process would allow the Village to start at the planning phase; however, the one benefit of going through the solicitation process, was that they would not be doing a stop and go/choppy design master planning process that they had previously tried to do with some internal and external expertise under the threshold. He said that this would allow them to do as much or as little as is needed because they would have gone through the CCNA process. Mr. Barnes said that at some point in time, Council would get a more mathematized site plan and not just bubbles and stick drawings, so they could start looking at elements and more detail, which would enable Council to make better decisions.

Mr. Schofield said that what staff clearly heard at the meetings was that no one was telling us

what timeframe this will time, what the phasing is, what the costs are, how it will be paid, how will the Village will protect the businesses, how will Mayfair and the adjacent complex be protected, and how will the sound at the Amphitheatre be mitigated. He said that those are all of the types of things that they will be doing here in the plan. He said that this was not something that will happen this year or next year, but it is a 10-15 year plan, as it will take that long to evolve. Mr. Schofield indicated that there would not be a series of things popping out of the ground this year, next year or the year after. Mr. Schofield reiterated that the public clearly wanted the Village to find a way to protect the businesses, and make sure the properties are protected. He said that the only thing they received clear consensus on was the circulation and the boardwalk, which he said does not really affect anything else. He said residents wanted real costs, real programs, take input and a real plan not a disjointed plan. Mr. Schofield said that staff was asking Council to give them the authority to do an RFP, which will be back to Council in about 60 days. He said that they would then like to start looking into a boardwalk because that is the only element that does not affect any other element.

Councilman McGovern noted that there was also another element which was to look at ways to potentially use the funds that are in the Lake Wellington Professional Centre Fund to look at other ventures, locations or partnerships where these small businesses could succeed potentially better than where they are currently. Mr. Schofield added that they could not go out and build a new building today that would come in at the same exact price point as the Lake Wellington Professional Centre. Regarding some comments that were made earlier, he said although the building is not ADA compliant today; it does not need to be unless improvements are made that exceed 1/3 its value. Mr. Schofield said that the Village has known and has never hidden that fact. He said that when they gave Council the cost estimates for that building several months ago, one of the questions that came up was were all the improvements necessary noting that some of that list was listed as discretionary. He said that staff heard very clearly that the businesses are important to the Village. Mr. Schofield said that Wellington is 96% residential. He said that every business and every business place is precious to them, and they were not looking to displace anybody. Mr. Schofield said that the idea was presented to take some of the money that is currently in the Lake Wellington Professional Centre Fund and use it in a way to do a public/private partnership that allows businesses to relocate that provides a service that isn't found anywhere else. Mr. Schofield thought that was a good idea. He said that they also knew that they could not get to the point where they are looking at a serious plan if they do not do one, which has been one of the criticisms. He said that they have done piecemeal and have not taken a whole look at it. He said that he had a conversation with Jim when they starting looking at the plans, and they believed that any final configuration of this building and one of those bubble plans would be purely coincidental. Mr. Schofield said that they have to get away from doing the bubble plans and go to a reality that Council could consider and make actual real decisions on.

Councilman Napoleone said that this site involved piecemeal ahead of a master plan, which was why there was a lack of connectivity between different elements of it. He felt it was time to look at this site as a whole and try to master plan and retrofit it. He said that they could then see how this site could better work into the future to benefit the most number of people as possible while respecting the fact that they have businesses nearby that need somewhere to work, and that they have a 55 and older community next door who are not negatively impacted. He said that they missed the window to do a master plan earlier; however, now was the time to put one together to see what the site could look like, how it could provide the most benefit to the most residents and what it would cost. Councilman Napoleone thought the boardwalk was something that everyone liked; however, he was concerned about building a boardwalk element and then finding they did not want it. He said that he was a little concerned about trying to piecemeal part of this without having a master plan. He thought that this could run in tandem with the parks and recreation

master plan because they will be going out and talking to the heavy users of the aquatics center, and more residents to get a more statistically relevant sampling. He thought that they needed a design professional to come in to see what could be done so that this site is something that will benefit everyone. Councilman Napoleone did not believe anyone wanted this to be a Harborside or City Place, but they wanted to continue to find ways to make a great Wellington better than it is. He felt this was the right step forward to that process.

With regard to the boardwalk, Mr. Schofield addressed iterations that showed it out into the lake. He explained that they would not be filling in a lot of the lake regardless of what they do with the boardwalk. He said the reason for that was because there are State and Federal regulatory compensating storage requirements so it will be close to where the shoreline is today regardless of what they do.

Councilwoman Siskind agreed that now was the time to plan the site. She said that there was clearly major interest in using the site because they are struggling to utilize all the spaces. She said now was the time to master plan to make decisions as they cannot see whether something will work or not until they go through the process.

Councilman McGovern said that since he was first appointed to Council in 2015, he has said it was important that they look at where they came from and where they are going. He believed that they have to be mindful that as they reach buildout, they have neighborhoods and communities, and now a city to the north and potentially more coming to the west, that can do newer, quicker, bigger, and faster things that maybe Wellington can do. He said that villages, cities and municipalities that have not considered that when they were similarly positioned have been passed by. Councilman McGovern said that this Council, prior Councils and staff, have had the courage to say Wellington is going to face tough decisions and do what it can to be current. He restated what the former Vice Mayor had said "foresight, vision and looking ahead. He said that Councilman Napoleone had said it correctly, how do they take great Wellington and make it better than it is. Councilman McGovern said that the fact is that in looking at and studying all of what they are doing regarding the parks and recreation master plan, looking at going forward with the field plan at the high school, looking at making a decision about moving the pool to the high school, if and when the time comes, planning this property with clear attention to both the neighboring residents and Lake Wellington Professional Centre. He said that, although it is an important facility, it is not at the quality level as that of a normal Village facility. Councilman McGovern said that in looking at the three things that they were being asked to do tonight, it was the right thing to do for the future of Wellington. He felt it is important that they make sure they are trying to stay ahead of the curve, which he believed was what the staff was challenging them to do. He thought that Council struggles every day with the obligation they have to the residents. Councilman McGovern said, that Mayor Gerwig had said it correctly, decisions are not supposed to all be easy because sometimes they are hard. He said that making decisions is what Council has to do with the absolute commitment that they are trying to do the right thing for all of their residents and their future in the Village. He felt that the three things that staff was asking of Council were important questions, and he believed they should say yes to all of them.

Councilman Napoleone said that he has heard the comment several times that if it is not broken then you don't have to fix it. He thought that was the wrong thinking because you cannot wait until something has broken to fix it because you have to have some foresight and see what is coming. He noted that to the west, there are new homes; new developments, new and better amenities that will drive those prices up and Wellington might be a stopover community to the west. He noted that Wellington has equestrians; however, they have to make sure that they are doing things to stay relevant and keep the property values up and improving what they already

have.

Mayor Gerwig said that what bothered her about some of these entry signs was that they actually attract people to the neighboring communities. She said that when they create that center of activity, it actually benefits the neighboring communities since the events are free and everyone comes in which she likes. She said that when they create these elements, she wanted to be sure that they were not creating something that is actually attracting more people who live in Arden or Westlake. She said that she has been to both communities, and there is nothing like Wellington. She wanted to make sure that they are doing something that benefitted Wellington residents. Mayor Gerwig said it went back to her question of making sure that they were not making something that attracts the surrounding communities around us because they now have the epicenter of adventure here. Mayor Gerwig felt they were on the right track and they were in agreement about it. She thought that staff did a very good job and they needed to go ahead and give direction.

Mr. Schofield reiterated the direction to Council:

- (a) Develop a Town Center plan, including planning, designing and component cost estimates,
- (b) Move forward with the design and construction of a boardwalk along Lake Wellington.
- (c) Consider utilizing the proceeds from the leasing of Lake Wellington Professional Centre for a public/private partnership to provide comparable alternative office space for businesses in Wellington currently housed in the Lake Wellington Professional Centre.
- (d) Initial user group meetings with affected groups such as Mayfair residents, Aquatics Facility Patrons and the Professional Centre tenants.
- (e) Develop phasing plans and budgets for Council to make specific yes/no decisions.

Councilman McGovern thought that Mr. Scofield added bullets than the three questions Mr. Barnes had presented to them.

Mayor Gerwig thought that there was consensus from Council to move forward with master planning the site and the boardwalk design. Councilman McGovern added that there was consensus to authorize staff to look at options for using the money that is in the Lake Wellington Professional Centre Fund to explore public/private partnerships and other ventures at either the Lake Wellington Professional Centre or elsewhere.

Mayor Gerwig thought that if they were talking about taking the Lake Wellington Professional Fund money and investing it, then she felt they had already made the decision to take the building down.

Vice Mayor Drahos interpreted that to be they were authorizing staff to explore options using that money and that a plan would be presented to Council. He thought at that point, they could decide whether they liked the plan and the residents could weigh in.

Regarding the Lake Wellington funds, Mr. Barnes explained that they have the money that has been set aside. He said that assuming they are moving forward with the master plan for the site, it would be short sighted to go ahead and spend that money on the actual capital improvements. He said that at this point, they would maintain status quo in terms of the way they have been handling the operational or capital maintenance on the facility. He said that, at the same time, since they would not be expending those capital funds for any other capital improvements, they should evaluate the alternative if they want to look at dedicating those funds and any future funds until such time that it either becomes necessary for capital improvements or they decide they

would take the building down, to go and evaluate the feasibility of looking at substitute alternative space either in the vicinity or elsewhere in Wellington. Mr. Barnes said that he was looking for direction if Council wanted them to do that.

Mr. Barnes said that the last two bullets that Mr. Schofield had mentioned were part of developing the Town Centre Master Plan. Mr. Barnes then restated the decision points:

- 1. To develop a Town Center Master Plan to include planning, design and component cost estimate. Initiate User Group Meetings with affected groups such as Mayfair residents, Aquatics Facility Patrons and Professional Centre Tenants and Develop Phasing Plans and Budgets.**

Mr. Barnes said that the reason he wanted to include planning, design and component cost estimate was that they did not want to have to go through a stop and go process having gone through the solicitation. He said should they need to go to construction documents; they would not need to hire another consultant to start over because they did not identify it in the scope of services. He said that including them did not mean that they were going immediately to the construction process.

A motion was made by Councilman McGovern, seconded by Councilman Napoleone, and unanimously passed (5-0) to hire a consultant (design firm) to Develop a Town Center Master Plan to include planning, design and component cost estimates, Initiate User Group Meetings with affected groups such as Mayfair residents, Aquatics Facility Patrons and Professional Centre Tenants and Develop Phasing Plans and Budgets.

- 2. Move forward with the Design and Construction of a Boardwalk along Lake Wellington as this element does not require any site changes and does not dictate the design of any other component.**

Mayor Gerwig asked if it included any floating docks. Mr. Barnes said that since they want to move forward with that as expeditiously as possible, they would bring in an annual consultant and utilize them with the appropriate sub consultant to go ahead and design that. He said even though that is only one element, it will have a planning component that will get a concept before they actually put hard designs together. Mr. Barnes said that they would have some concept that will look at existing docks that are currently being utilized versus the need and desire to have some kind of docking facility to utilize the lake from the Town Center that have been voiced by the voters in addition to looking at other lake uses that would be impacted by the boardwalk. Mr. Barnes believed it would require a little bit of a planning effort, but would still be part of that separate process.

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and passed (4-1; Councilman Napoleone dissenting) to Move Forward with Design and Construction of a Boardwalk along Lake Wellington as further explained by Mr. Barnes.

Councilman Napoleone said that he did not support moving forward with the boardwalk because he still liked waiting to master plan the entire site before doing the boardwalk. He said that he understood they could probably do it, but he preferred seeing the entire thing done at once.

Vice Mayor Drahos said that people wanted a boardwalk. He felt; although Councilman Napoleone had a good point, Council could determine when they received the plan whether the boardwalk could potentially prohibit future options. .

Mayor Gerwig said that they were not currently voting on a boardwalk. She said that she wanted to make sure that if there was a way to mitigate the sound that they explore it, which she felt was part of this too.

3. Consider utilizing proceeds from leasing of the Lake Wellington Professional Centre for a public/private partnership to provide comparable alternative office space for businesses in Wellington currently housed in the Lake Wellington Professional Centre.

A motion was made by Councilman McGovern giving staff authorization to consider utilizing proceeds from leasing of the Lake Wellington Professional Centre for a public/private partnership to provide comparable alternative office space for businesses in Wellington currently housed in the Lake Wellington Professional Centre.

Vice Mayor Drahos said that in three different groups of meetings presented to him, he felt that he did not have the authority to say that was even an option.

Mr. Schofield clarified for Council that what they were doing was giving staff the ability to explore options; however, expending those funds is a policy decision made by Council and not staff.

Mayor Gerwig believed that staff already had the authority, and did not think a vote needed to be made; however, Mr. Barnes said they wanted to make sure that they at least had the consensus from Council to explore that.

There was also Council Consensus to consider utilizing proceeds from leasing of the Lake Wellington Professional Centre for a public/private partnership to provide comparable alternative office space for businesses in Wellington currently housed in the Lake Wellington Professional Centre.

B. 19-2720 HOMELAND ANNEXATION

Mr. Schofield introduced the item.

Mr. Barnes stated that this item was for the Homeland Annexation. He showed a slide showing where Homeland was located in relation to the Village of Wellington's incorporated limits. He said that Homeland is generally located off 50th Street, adjacent to Section 34. Mr. Barnes said that, as he mentioned at yesterday's Agenda Review, the Homeland community, as well as other communities, have routinely asked over the years, for staff to consider annexation. He said that staff has addressed their questions and provided data back and forth. He noted that Homeland's last request was made several years ago, and since that time, he, Ms. Quickel and Ms. Cohen have been providing information and answered questions to the community representatives and residents. Mr. Barnes said that since that time, he and Mr. Basehart attended Homeowner Association meetings as well as a residents meeting here at Village Hall where they provided information relating to annexation, addressed general questions about zoning impacts as it relates to existing and new development. He said that several weeks back, the Village received an official request from Jeff Kurtz, who is representing Homeland's Homeowners Association Board that they are wishing to annex into the Village. He said that Council has the concept for annexation, and in addition, Ms. Cohen provided an updated annexation agreement that reflects the road map for annexation should Council move forward with the agreement and consideration of annexation. He explained that this just starts the concept that they will be moving forward as outlined in the

agreement.

Mr. Barnes explained that these were the steps taken to date as far as receiving the Letter of Interest and draft annexation agreement from Homeland, as well as having the revised annexation agreement that was reviewed by both the HOA Board, their representative and the Village's Legal staff. He said, assuming Council votes affirmatively tonight to approve the agreement, the next steps would be that the Facilities Report would be prepared by engineers submitted to the Village for review and approval, and the association members would vote on the dissolution of the HOA and the declaration as outlined in the annexation agreement. Mr. Barnes said that as part of the Village's process, the annexation will be reviewed by the Village's Equestrian Preserve Committee and Planning, Zoning & Adjustment Board, and then ultimately to the Village Council. He said there would be four public hearings before they even get to the final approval for land use, zoning, and annexation. Mr. Barnes also indicated that an annexation report would be prepared that would meet the requirements of Chapter 171 of the Florida Statutes. He explained that the second reading of the annexation ordinance is the trigger in the process. He further explained that since this is not a single property owner, this annexation follows the Uniform Method of Annexation that requires a referendum of the electors located in Homeland. Mr. Barnes said that the requirements of Florida Statutes Chapter 171 require that resident electors are eligible to vote, the vote is held and 50% plus 1 is required in order for the annexation to pass. He said that it is based on those residents of Homeland who actually vote. Mr. Barnes indicated that assuming that passes, they would come back to the Village to develop a local ordinance related to the other parts of the consideration to the annexation agreement. He indicated that would be that Homeland believes they would want to pursue being created as a separate unit of development of Acme for the purposes of having the maintenance that is currently handled by the Homeowners Association handled by Acme through a special assessment since those would be private improvements. He said that the procedures will be special district as well as case law allows for the maintenance of those facilities by public entity if they have some type of interest in those properties. Mr. Barnes said that there would then be the creation of the Acme unit, special assessments and things of that nature, which are set forth in the Acme governing legislation. He stated that the annexation would have to be finally adopted and the Village would then create the Acme unit to transact the business to have the maintenance performed by Acme. Mr. Barnes said that lastly, the Village would consider any related items identified in the annexation agreement that are specific to water waste within Homeland.

Ms. Cohen said that Council was provided with the revised comments to the annexation agreement, which was accepted by Association's Board. She said that staff is comfortable that the agreement sets forth the proper process in a proper form for Council to consider and possibly approve at this time.

Councilman Napoleone asked what the timeline was to go from residents' vote to the actual annexation. Mr. Barnes said that this could take anywhere from six to nine months or even longer. He pointed out that there are several critical items that they have to allow for the advertising and notice of the public hearings, but the key factor that drives much of the schedules was that the Supervisor of Elections runs the required referendum. He said that they would have to coordinate with the Village and Homeland HOA end and ultimately the ability of the Supervisor of Elections to accommodate the election. He said, unless they schedule the referendum within a general election, a special election would require the Supervisor to agree to the actual date. Mr. Barnes said that given the trouble that office has had within the last few months, it has been difficult to receive any confirmation. Ms. Cohen added that there are also public hearing requirements associated with forming a unit of development. She explained that it is not a quick process, as they cannot definitively say at this time how long it would take for those things to unfold as they

move through the process.

Mr. Jeffrey Kurtz, Homeland's Attorney, representing the Homeowners Association Board, addressed the Council with respect to the annexation issue. He said that they have been in discussions with Wellington's staff for over a year. He said that it came together, mostly because of staff's efforts to provide the mechanisms and accommodations that the Board thinks will be necessary for Homeland to annex into Wellington. Mr. Kurtz said that the Board believes it is in the interest of the community to dissolve their association if they come into Wellington. He explained that, as a part of that dissolution process, they would rid themselves of the Declaration of Covenants and Restrictions. Mr. Kurtz said that the annexation agreement sets forth a road map that allows the parties to see what the expectations are if they annex into Wellington. He said that the first step, from Homeland's perspective, was that once they have this agreement in place, they could go to their membership and say there will be life after the association if it dissolves, so they would need to make a decision. He explained that it requires two-thirds of the property owners to consent to the dissolution and eliminate the declaration. Mr. Kurtz said that the dissolution and elimination of the declaration would be continued according to the steps outlined in the agreement, which are annexation and the replacement of the service provider from the Homeowners Association to Acme. Mr. Kurtz explained that there is a list of steps that need to be taken, and they need to have something to get everyone started. He further explained that this was not a final commitment on anyone's part because they need to have the vote of the membership, and the staff's analysis on the annexation report to ensure all the requirements of Chapter 171 are met. He said that would be presented to Council after receiving the Facilities Report from the HOA, and from then to give the residents some assurance as to what the direction will be after annexation provided for consideration up to first reading before Council on the land use and zoning requirements, and then two hearings with respect to the annexation. He said that there would be a minimum of four public hearing dates. Mr. Kurtz said everyone on both sides would be very well informed as to the positives and any negatives, but this is a mechanism to get them to move forward. He said that the importance of Council considering the agreement tonight was that the Board wanted to bring the package to its membership immediately after the meeting. He explained that the reason was to give it to them while they are still here for the reason otherwise it would not be presented until December. Mr. Kurtz advised Council that there were four board members present who presented cards and were willing to address Council's questions. He said that he would be happy to address any questions.

Councilman McGovern said staff advised them that all of the costs for this process would essentially be borne by Homeland's HOA. In response, Mr. Kurtz explained that there is an immediate cost for a Facilities Engineering Report that the HOA will provide. He said that there is a cost when you get to the unit of development for an Engineering Report Study that has to be done and the HOA is willing to reimburse the Village for those expenses. He said that there are costs associated with the referendum election involving the Supervisor of Elections and the State Statutes states that the Village would have to bear those costs; however, Homeland's HOA is willing to provide an equivalent amount. Mr. Kurtz said that all those costs would be borne by Homeland's HOA. He said that the Village would bear the costs associated with the Village staff preparing the ordinances and advertising the ordinance,

Councilman Napoleone asked if the reimbursement of the referendum costs were included in the agreement. Both Mr. Kurtz and Ms. Cohen responded affirmatively. Councilman Napoleone said that they were talking about doing a facilities assessment, and asked if the agreement allows if the Village finds that it costs them more to bring Homeland into Wellington standards that they were not willing to do it at that cost. Mr. Kurtz indicated that specific language was not included, but they will get a facilities report and staff will provide an annexation report. He said that at that

time, they may or may not have identified the costs that would be associated with the improvements. He said that, at any point in time from the annexation report to the actual adoption of the annexation ordinance, Council could decide they did not want to go forward with that. However, he asked Council to remember that what they were contemplating was a unit of development under Acme to provide an assessment only on this community to maintain and, if necessary, make improvements to the facilities. He said that, while Council may make a decision not to do it, the actual cost of any of those improvements would be borne by the community through an assessment process when it became necessary. Mr. Kurtz said the Homeland residents would be assessed on an annual basis through the unit of development for their budget. Councilman Napoleone said that it would be similar to their paying their HOA dues, but they would be assessed to reimburse the Village of the cost of maintenance of their roads, facilities and things like that. Mr. Kurtz explained that if they can get this done before January 2020, it would be collected through the Uniform Tax Bill.

For clarification, Mr. Barnes said that they would not be bringing Homeland's road, etc. up to Wellington's standards. He explained that the roads would remain private so they would not be completing a complete assessment where they compare them to existing codes and requirements. Mr. Barnes said that they were taking them as is and the intent is to maintain them at the level of service that they presently have or that the residents desire. He said if they choose to lower or increase that level of service that will be a budgetary decision that they would make.

Councilman McGovern asked who would make the budgetary decision. Mr. Barnes said that since they are a specific unit of development, just as they have Acme meetings, they would have a unit of development meeting to do that budget on an annual basis. Mr. Kurtz added that Council would take input as the Acme Board just as they do for Acme. He explained that the agreement contemplates that the level of service would be equivalent to the current level of service. He said that they would operate a guardhouse with a gate at the entrance; roadways would be maintained as they are now, and drainage and bridle trail easements would be maintained in the same way. Ms. Cohen pointed out that if, in the future, the residents wanted a higher level of service that could be done, but they would be paying for that. She said that it was not something that would be borne by the taxpayers of Wellington or other landowners within Acme. She said that the landowners could make a request at the annual meeting.

Councilman McGovern said that would be something the Acme Board could decide at that time and then the Homeland residents would pay that. Ms. Cohen said that those residents could make a request for a change at that meeting. Councilman McGovern said that would be done at the Annual Acme Landowners meeting and there would not be a separate meeting. Mr. Barnes explained that there would be a separate budget adopted since it is an actual separate unit of Acme. Mr. Kurtz added that it would be done at the same Acme meeting, but would be broken out as a separate item.

Mr. Schofield explained that as Council goes through their budget process, there are actually two budgets that are adopted: the assessment budgets in August and the general fund budget in September. He said that Homeland's budget would be done with the Acme assessment hearing in August. Mr. Kurtz noted that the people in that unit of development would receive a specific notice advising them that the budget would be considered, the date of the meeting, and that they would be able to attend. He said it would most likely be considered on the same night as Council considers the budgets for Acme, Solid Waste and all the others. Ms. Quickel added that this would be handled similar to how Saddle Trail is done, as it is a special assessment based on their debt. She said that the assessment for Homeland would run parallel to Acme and Saddle Trail.

Mayor Gerwig explained that Council would take public comments at this time; but stated that they do not engage in questions and answers. She asked Council if there was a desire to ask questions of the speakers. Mr. Kurtz explained that the way the Homeland Board filled out their cards was that they supported the annexation and indicated they would respond to Council questions. Councilman McGovern asked who from the Board was present. Mr. Schofield asked the Board members and the Homeland residents to raise their hands.

The following people spoke during public comments.

1. Amy B. Beller, 5348 Cattail Circle, Lake Worth. Ms. Beller, Secretary of the Homeland HOA Board, identified herself as a resident of Homeland and a former resident of Wellington. She encouraged the Council to visit their community, which she said is unique and beautiful, and has fulfilled her lifelong dream to have horses in her backyard. She thought that Wellington and Homeland are a perfect match, and hoped that Council would favorably receive them. Ms. Beller reiterated their desire to move quickly so they could get their package out to the community in order to catch people before they left town for season, so they could start the process. She said they want to be able to have face-to-face meetings with their residents to discuss the positives and negatives rather than trying to track people down on the telephone.
2. Charlie Weis, 11878 Hawk Hollow, Lake Worth. Mr. Weis, President of the Homeland HOA Board, extended his thanks to Mr. Barnes, Mr. Schofield and Ms. Cohen for helping them get through the arduous process to get to where they were this evening. He said that when he first moved to Homeland several years, they had an adversarial relationship in their community. Mr. Weis said that it has become very apparent to them that a lay board does not work in their community. He said that the number one reason for dissolving the HOA and becoming part of Wellington was to let people who do that for a living be in charge of their community. Mr. Weis noted their attachment to Wellington and that they are next to Wellington's Preserve. He pointed out that their Board has worked diligently in order to get to this point. He said, if Council passed this agreement, they wanted to put the packet out to their community so they could review it, iron things out, and ensure they get two-thirds consent, which they believe they could do. He said that they wanted to dissolve the HOA and get rid of the covenants so they have a clean slate when they are annexed into Wellington. Mr. Weis said that there are elements of their community that they would like to keep the same. He said that was a deal to people in their community so they will have a private gate. He said that Acme comes into play order to do that. He said that they would have the same services as they have now, but instead of paying HOA dues, it will be an assessment paid to Wellington.
3. Steven Annunziata, 11288 Manatee Terrace, Lake Worth. Mr. Annunziata, a 24-year resident of Homeland, said he had also lived in Wellington for ten years, which he loved. He noted his family members who also live in Homeland. He said that he wants his children to be able to stay there and enjoy the things that he has and to see it progress since it has not changed. Mr. Annunziata said that when he first moved into that community, the residents wanted it to stay that way; however, he believed a majority of people want to see it develop, be consistent and there be some government. He felt that Wellington was the perfect fit for that. He indicated that he does business in Wellington, the people are very professional, and he loves the Wellington people. He said that there is a little bit of a disconnect in their community although their people have their hearts in the right place. He said he was thrilled that Wellington was considering the annexation, as he believed there was a majority of people in Homeland who supported it.

Card Read into the Record.

1. Ellen Warhit, 11297 Roselynn Way, supported the annexation but did not wish to speak.

Mayor Gerwig said that Wellington was unsuccessful in their first attempt to incorporate. She said that it failed to pass because of two communities: Homeland and Wycliffe. She noted that the next time they tried to incorporate, they removed Homeland and Wycliffe, and it passed. She said that the original idea was for Homeland to be part of Wellington.

Councilman Napoleone said that the two-thirds vote of the Homeland residents had to occur before the public hearing process. Ms. Cohen said that there has to be a two-thirds vote of their landowners to determine if they are in favor of annexing and also dissolving the Homeowners Association and amending the declaration. She said that would be the first thing to happen, and then everything would flow from there.

Mr. Schofield explained that there are two separate votes required when looking at the HOA documents which is two-thirds of the owners of the property. He said if there are 100 homeowners, they have to have 67 votes in order to proceed. He said that when it goes to ballot, if there are 100 voters who show up, 51 have to vote yes in order for Homeland to be annexed. Mr. Schofield said that it is registered voters and it does not matter if they own the land or if they just live there.

Mr. Kurtz said that before Council would even consider their annexation ordinance, they would have received word whether there were two-thirds vote to proceed with this process. Mr. Schofield thought that part should happen quickly. Mr. Kurtz agreed and said that, as the Board indicated, they want to put it out to the residents and would be asking for consents to be returned within 30 days. He said that they actually have 90 days from the date that the first consent is received noting that 90 days is actually the outside date. Councilman McGovern asked if the "outside" date meant that if two-thirds came back positive before that time they could proceed. Mr. Kurtz responded affirmatively.

Councilwoman Siskind said that they discussed at the Agenda Review about 604.50. She hoped that the residents also understood that by dissolving the HOA, they might not have some of the protection that they currently enjoy. Mr. Kurtz explained that there are advantages to declaration and covenants; but unfortunately, there is an element in this community that has weaponized them. He said the Board believes it would be better to take the weapon away.

Mr. Schofield said that they would be very clear throughout the process what the Village could do. He explained that even if the covenants and restrictions continue to exist, the Village would not enforce them here as they are not enforced anywhere in the Village. He said that they would tell them what the limitations of the Village's ordinances are, what the limitations to State Statutes are. He said that they would ensure that everybody is aware of those.

Ms. Cohen said that there is a little bit of a disconnect between the proposed Subarea H regulations and what Wellington would be able to enforce. She said that if the residents have an expectation that they can only have four stalls on a particular lot, and someone comes in and wants to extend them as a bona fide, good faith agricultural use, then the Village would not be able to protect them. Mr. Schofield explained that a 604.50 disclaimer would be added, as it probably should be to the entirety of the Equestrian Overlay Zoning District. Ms. Cohen said that it should at least be addressed in the public hearing because what will ultimately happen to 604.50 was unknown. She said that, as she has mentioned before, they have asked the Supreme Court to exercise its discretionary jurisdiction and they are waiting for a decision. Ms. Cohen said that if they decide to exercise that jurisdiction and squash the decision of the Fourth District Court of Appeals, that created difficulties for Wellington to enforce its code, then they would be left with

the status quo that they were in when the decision was affirmed by the Circuit Court. She said that Council would have to make the policy decisions going forward how to handle 604.50.

Mayor Gerwig said that would be true for all municipalities. Mr. Kurtz explained that 604.50 affected all of Wellington, every County and municipality in the State. He explained that for non-residential farm building, you do not have to necessarily get a building permit or zoning regulations. He said that this was not unique to this circumstance or this town.

Mayor Gerwig said that the Village has unique rules in certain communities that they have agreed to, such as Little Ranches, Rustic Ranches and Winding Trails. She said that she supported this because she felt it is a good fit, good relationship and it benefits the Village of Wellington and the residents. She said that Wellington will be picking up a tax base and the Homeland residents will be paying for the services. She said that this is the first step, and if Council passed this, they will wait to see if the Board has the two-thirds consensus to move forward. Mr. Kurtz added that some of the steps would be concurrent, i.e., Facilities Report, staff will begin and finalize the annexation report.

Vice Mayor Drahos said that he supported the annexation at this step. He wanted to make sure that as this evolves that it is clear that this is not only good for the Homeland residents, but that it is good for Wellington as well. He said that he believes that he had heard enough to take the first step noting that there were many steps that have to happen before reaching the annexation.

Councilman Siskind said that people needed to know that what was happening at this meeting was just laying out the process.

Mr. Barnes summarized that what was occurring at this time was approving that the process move forward as well as approving the annexation agreement as it was presented and revised.

Regarding the Subarea H regulations, Mr. Kurtz said that they were developed in concert with the Village's staff, so the staff have been aware of them. He said that they have not gone through their entire analysis, but are aware of them and believe they are appropriate.

Councilman McGovern said that they have time yet to look at them, as they will go through the committee process. Mr. Kurtz concurred, but wanted Council to know that people have already worked on them.

With regard to the current HOA, Councilman McGovern asked what was the percentage of people who are current versus not current in their HOA dues. Mr. Kurtz deferred that question to the Treasurer of the HOA Board.

Ellen Warhit, 11297 Roselynn Way, Lake Worth. Ms. Warhit, Treasurer of the HOA Board, explained that their dues are collected in January and April. She said that since they were just in February, she thought at least half have paid the first payment and people are getting their payments in. She said that the process in their community has been a slow one, but they have the money. She said that they have not always been strict getting their residents to pay, so they have responded accordingly. Ms. Warhit said that she did not know the exact number, but guessed that about at least half have paid; however, many have paid for the whole year.

Councilman McGovern asked Ms. Warhit about the dues for 2018. Ms. Cohen explained that once the Uniform Method of Assessment is done, the assessments would go on the Tax Roll. She said that those residents would have to pay those assessments, and if they fail to do so, there is

a process to handle it. Ms. Cohen said that it is not something that concerns the dues that they currently pay. Ms. Warhit added that she believed that last year only five out of 283 did not pay.

Mayor Gerwig's understanding was that Wellington had nothing to do with any of the prior collections that were due. Ms. Warhit said that was correct. She advised Council that they have over \$1 million in reserves to do roads as well as reserves of about \$60,000 for gate issues.

Councilman McGovern questioned what was happening with Homeland's reserves. Mr. Barnes said that those discussions had already occurred because those questions occurred to staff as well as the board members. He said that the Board would have to make that determination prior to dissolution and any follow-up that allows for any post-dissolution activities. Ms. Warhit added that the Board was seriously considering paving their roads prior to the end of the year, which would take up a good amount, if not all, of their road reserves. She explained that their roads are due to be re-paved, as it has been 20 years since the last major paving. She said that there was a consensus that would be a good thing to do. Ms. Warhit said that they were actually at the point of collecting bids.

Mr. Kurtz said that as with any corporation, there is a winding down process that would be involved. He said that they would have distinguish any liabilities and deal with any litigation that may be pending. He said that the winding process takes time and they have to be there to ensure that this process goes forward and they transfer their interest in the roadways.

Mayor Gerwig asked if all of the title work had been done. Ms. Cohen said that a preliminary title search was done. She said that there was some question whether Homeland owns the roads, but she believed that they would provide a special warranty deed to Wellington as well as an owner's title, which she said would protect the Village in the event there was some challenge to ownership.

A made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0) to move forward with exploring the annexation and approving the agreement.

9. PUBLIC FORUM

1. Bruce Tumin, 752 Lake Wellington Drive, Wellington. Mr. Tumin said that staff had indicated that 3,000 people attended the Eagles Tribute Bank concert, and he expressed concern about the lack of restrooms, lack of parking and the trip hazard with the sound cables. He stated he did not believe that any of the Town Center plans included bathrooms. He pointed out that the Building Code states that nearly 60 toilets are needed for 3,000 people; however, there were only 20. Mr. Tumin addressed Table 7.2-1 in the Village's Land Development Regulations that required 1,000 spaces for that number of people; however, there were not even 500. He felt that if the Village wanted its residents to follow their rules, they needed to follow them as well. He recommended adding additional port-a-potties when there are large events until additional facilities can be built, open up green area for overflow parking, and to extend the underground sound cable so people will not trip. He noted that it was indicated that a sound study would be done for the new Amphitheatre and questioned whether one had been done for the first one. Mr. Tumin stated that he lives on a lake and experiences sound problems coming from the Amphitheatre. He questioned where the public input was before, but hoped they will ask for public input in the future. Mr. Tumin thought the Village did not have to spend the taxpayer's money, but could always give it back.
2. Vincent Weber, 2134 Wingate Bend, Wellington. Mr. Weber said his car was booted the other night while he was eating at one of the restaurants. He said that when he called the police,

he was told his car was booted because people were parking there and then walking over to the concert. He said that cars belonging to people who had eaten at restaurants, were in stores, went to Publix, etc. were booted. Mr. Weber did not believe that this regulation was being followed properly. He thought that the parking was the problem and not the music, because it affects the merchants and citizens, which he felt, should be given some consideration.

Mayor Gerwig noted that the problem about being booted was on the news, on social media, etc. She said that the Village had a comment that they do not enforce the private parking as that was up to the private property owners. She said that no parking in private spaces was announced at the Amphitheatre.

Mr. Schofield explained that before their events, they physically post signs at the entrances to the shopping center site, throughout the shopping center, signs at the Amphitheatre and announcements are made there. He said that they have an agreement with Chancellor to use their parking spaces, and spaces are available at the Lake Wellington Professional Centre and Village Hall. Mr. Barnes added that there is signage as you are walking out of Town Square Plaza into the Amphitheatre; banners on the fence, there are signs at the shopping center stating that parking is only for patrons, and announcements are made at the beginning of events, middle and during intermission.

Mr. Schofield said that Mr. Weber indicated that he had been using a restaurant in the plaza, and he said they would talk to Regency again.

Mayor Gerwig said that she has compassion for the residents who did not know and were booted, but the shopping center needs spaces for their patrons. She said that Chancellor allows parking because their businesses are closed.

Mr. Barnes said that given the Tribute event was a Thursday to Saturday event, they would look at shuttle options as is done for the Village's larger events and factor that to see if they can cover that cost as part of the event.

10. ATTORNEY'S REPORT

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

- Ms. Cohen announced that the Pine Tree Water Control District had voluntarily dismissed its lawsuit against the Village without prejudice.

11. MANAGER'S REPORT

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

- The next Regular Council Meeting will be held on Tuesday, March 12, 2019 at 7:00 p.m.
- The March 26, 2019 meeting has been cancelled due to Florida League of Cities Legislative Action days and conflicts with the end of Spring Break.
- Tomorrow night, February 27, 2019, Senator Kevin Rader and Representative Matt Willhite will hold a Town Hall Meeting in Council Chambers beginning at 7:00 p.m.
- The Village has "Marchtoberfest" beginning Thursday, March 7, 2019 through Saturday, March 9, 2019; and the Bacon & Bourbon Fest begins on Friday, March 22, 2019 through

Saturday, March 23, 2019.

12. COUNCIL REPORTS

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- Councilwoman Siskind welcomed Joe DiMaggio Children's Hospital to the community.
- Councilwoman Siskind stated the Brew Fest was a fun event and commended staff for a well-attended event.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern stated he hoped everyone would attend Senator Rader and Representative Willhite's Town Hall Meeting tomorrow night.
- Councilman McGovern stated he looks forward to traveling to Palm Beach County Day in Tallahassee next week.
- Councilman McGovern congratulated Pam Tahan on being appointed as Wellington Regional Medical Center's CEO.
- Councilman McGovern thanked the Parks & Recreation staff for working with Josh's Benches for Awareness for Suicide to have a bench placed at Village Park.

VICE MAYOR DRAHOS: Vice Mayor Drahos presented the following report:

- Vice Mayor Drahos congratulated Pam Tahan and stated that was an excellent choice by Wellington Regional.
- Vice Mayor Drahos inquired about the planning for the Visioning workshop.

Mr. Schofield said that he received topics from two Councilmembers, he said he will continue reminding Council until he has all of them.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report:

- Councilman Napoleone apologized for not attending the Agenda Review meeting and stated he attended the Safe Streets Summit yesterday, which was a combination of the Palm Beach Transportation Planning Agenda, Broward MPO, and the Dade County organization to discuss improving walkability and alternative transportation options.
- Councilman Napoleone commended the Sign Language Interpreter.
- Councilman Napoleone stated this coming Saturday is the Pinewood Derby.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- Mayor Gerwig stated she has attended the Safe Streets Summit before and it is eye-opening when you look at the statistics regarding how dangerous Florida's roadways.
- Mayor Gerwig stated she received a lot of input regarding the Classic Brew Fest. She stated the residents were happy that the Village limited ticket sales. Mayor Gerwig stated people remained for the concert afterwards, which was well attended. She commended Mr. Barnes and all staff involved with the event.

13. ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at approximately 9:50 p.m.

Approved:

Anne Gerwig, Mayor

Chevelle D. Nubin, Village Clerk