

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

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

**Tuesday, July 9, 2019
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, July 9, 2019, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

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

Council Members absent: Michael J. Napoleone, Vice Mayor.

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** – Council led the Pledge of Allegiance.
- 3. INVOCATION** – Pastor Peter Bartuska, Christ Community Church, Wellington, delivered the invocation.
- 4. APPROVAL OF AGENDA**

Mr. Schofield indicated staff recommended approval of the Agenda as amended:

1. Remove Consent Item 6E, Authorization to Award Contracts to Provide Athletic Team Officiating Services, and place it on the August 13, 2019 agenda.
2. Move Consent Item 6H, Authorization to Award a Contract to Provide Consulting Services for the Town Center Project, to the Regular Agenda as item 8B.
3. Move Consent Item 6K, Authorization to: 1) Award a Contract to Provide Engineering and Architectural Services for the Wellington Community High School Sports Complex; and 2) Award a Construction Manager at Risk (CMAR) Contract for the Construction of the Wellington Community High School Sports Complex, to the Regular Agenda as item 8C.

A motion was made by Councilman Drahos, seconded by Councilwoman Siskind, and unanimously passed (4-0), to approve the Agenda as amended.

5. PRESENTATIONS AND PROCLAMATIONS

Mr. Schofield indicated there were no presentations or proclamations.

6. CONSENT AGENDA

- A. 18-2305** AUTHORIZATION TO AWARD A CONTRACT FOR THE PEACEFUL WATERS BOARDWALK PHASE II PROJECT
- B. 18-2317** AUTHORIZATION TO UTILIZE A FLORIDA SHERIFFS ASSOCIATION (FSA) CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF TIRES AND RELATED SERVICES
- C. 18-2357** AUTHORIZATION TO: 1) AWARD A CONTRACT FOR THE FORCEMAIN REPLACEMENT PROJECTS; AND 2) AWARD A TASK ORDER TO PROVIDE CONSTRUCTION PHASE ENGINEERING SERVICES
- D. 19-2649** AUTHORIZATION TO CONTINUE UTILIZING AN ORANGE COUNTY CONTRACT WITH XYLEM WATER SOLUTIONS USA, INC., AS A BASIS FOR PRICING, FOR THE PURCHASE, DELIVERY AND SERVICE OF FLYGT PUMPS
- E. 19-2931** ~~AUTHORIZATION TO AWARD CONTRACTS TO PROVIDE ATHLETIC TEAM OFFICIATING SERVICES~~ (MOVED TO 8/13/2019 AGENDA.)
- F. 19-2932** AUTHORIZATION TO CONTINUE UTILIZING REVENUE GENERATING CONTRACTS FOR NRG STUDIOS, WELLINGTON CHEER AND DANCE, SWIMMING, TUMBLE TOTS, FOOD TRUCK INVASION, GOURMET FOOD TRUCK EXPO AND CALVARY CHURCH
- G. 19-3007** 1) AUTHORIZATION TO AWARD A TASK ORDER, TO PROVIDE ENGINEERING CONSULTING SERVICES, FOR POLO CLUB NEIGHBORHOOD WATER AND WASTEWATER ASSESSMENT; AND 2) APPROVAL OF RESOLUTION NO. R2019-35

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE UTILITY FUND CAPITAL BUDGET FOR FISCAL YEAR 2018-2019 BY ALLOCATING FUND BALANCE FOR THE POLO CLUB NEIGHBORHOOD CONDITION ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.
- H. 19-3062** ~~AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE CONSULTING SERVICES FOR THE TOWN CENTER PROJECT~~ (MOVED TO THE REGULAR AGENDA AS ITEM 8B.)
- I. 19-3100** AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT WITH WYNN & SONS ENVIRONMENTAL CONSTRUCTION CO., INC. FOR THE SOUTH SHORE BLVD AND GREENVIEW COVE DRIVE, MEDIAN EXPANSION AND ROADWAY IMPROVEMENT PROJECT

- J. 19-3115 AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT WITH WYNN & SONS ENVIRONMENTAL CONSTRUCTION CO., INC. FOR THE GREENBRIAR BOULEVARD CROSSWALK IMPROVEMENT PROJECT
- K. 19-3004 ~~AUTHORIZATION TO: 1) AWARD A CONTRACT TO PROVIDE ENGINEERING AND ARCHITECTURAL SERVICES FOR THE WELLINGTON COMMUNITY HIGH SCHOOL SPORTS COMPLEX; AND (2) AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF THE WELLINGTON COMMUNITY HIGH SCHOOL SPORTS COMPLEX~~ (MOVED TO THE REGULAR AGENDA AS ITEM 8C.)
- L. 19-3098 AUTHORIZATION TO AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF THE TOWN CENTER BOARDWALK
- M. 19-3111 RESOLUTION NO. R2019-37 (PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. PLAT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. PLAT LYING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.
- N. 19-3112 RESOLUTION NO. R2019-38 (LEANNE ACRES PLAT)
- A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE LEANNE ACRES PLAT LYING IN PART OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Mr. Schofield indicated no public comment cards were received on the Consent Agenda.

A motion was made by Councilman Drahos, seconded by Councilwoman Siskind, and unanimously passed (4-0), to approve the Consent Agenda as amended.

Public Comments

Mr. Schofield stated one public comment card was received.

1. Bruce Tumin, 752 Lake Wellington Drive, Wellington. Mr. Tumin commented on what he thought was a very expensive 2018 Drinking Water Quality Report.

Mr. Tumin stated the Village of Wellington was wasting a lot of money putting fluoride back into the water after its filter system removes it. He asked how much the Village saved a couple of years ago when they did not put the fluoride back in the water. He indicated the report states that one likely source of fluoride was aluminum factories. He said he did not think the Village or South Florida had any aluminum factories.

Mr. Tumin stated the report also indicates the Village has over 2,300 hundred fire hydrants in its system. He said on April 23, 2019, item 19-2856, Council only authorized an amount not to exceed \$250,000. He said during that meeting he asked staff and Council how many hydrants were in the Village and he made a public information request a couple of weeks ago, but he has not received any answers. He calculated that \$343 for each hydrant, times 2,300 hydrants, equals \$788,000, which is \$500,000 more than what Council approved. He asked if staff misinformed Council or if Council even cares about this. He said crossover compliance is worthless. He stated all hydrants must be retrofitted to ensure the Village has safe drinking water.

Mr. Tumin indicated he made another public information request for the cost of the 2018 Drinking Water Quality Report and there was no answer. He stated the information required by the state can fit on a postcard, so there is no need for this very expensive report. He said this was not being good stewards of residents' money. He thought if it was okay to spend over \$100,000 to send this report to residents, then the cost of putting a referendum on next March's ballot for the Town Center and swimming pool would now be validated. He stated the Village should put this on an agenda and on the ballot next year.

7. PUBLIC HEARINGS

There were no Public Hearings.

8. REGULAR AGENDA

- A. 19-2963 RESOLUTIONS ADOPTING PRELIMINARY TRIM RATES FOR WELLINGTON, THE ACME IMPROVEMENT DISTRICT AND THE SADDLE TRAIL PARK SOUTH NEIGHBORHOOD IMPROVEMENT DISTRICT AS FOLLOWS:

A. RESOLUTION NO. R2019-39 (ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE PRELIMINARY AD VALOREM MILLAGE RATE FOR WELLINGTON FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES FOR THE MUNICIPALITY'S FISCAL YEAR 2019-2020 BUDGET WITHIN THE JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. AC2019-02 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATE FOR ACME IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S PRELIMINARY NON-AD VALOREM ASSESSMENT RATE FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION NO. R2019-40 (ADOPTING THE PRELIMINARY
NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL

PARK SOUTH NEIGHBORHOOD IMPROVEMENT DISTRICT FOR
TRIM PURPOSES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING
THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR
THE SADDLE TRAIL PARK SOUTH NEIGHBORHOOD IMPROVEMENT
DISTRICT FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES WITHIN THE
JURISDICTIONAL BOUNDARIES OF WELLINGTON; AND PROVIDING
AN EFFECTIVE DATE.

Mr. Schofield introduced the item. He clarified that Council is not adopting the budget tonight or approving any projects or expenditures. He stated they are setting the Truth-in-Millage rate, which is the maximum rate at which the Village may then assess. He said the millage cannot go higher, but it can go lower. He stated Council will be looking at the budget in detail in August and September.

Mr. Schofield stated the TRIM rate at 2.48 and Acme assessment rate at \$230 stay constant. He indicated the Saddle Trail rate is only enough to pay the proceeds of the loan that was taken for that work.

Mayor Gerwig stated the mailings sent out by the county include the TRIM rate. She said it has been confusing to residents when it is set for a rate and then brought down. She stated it would be great if they could get it right from the beginning, but the Village has not had public input yet. She said that is one reason the TRIM rate and the final tax rate could be different.

Mr. Schofield stated the rates are sometimes different, but not always. He said the Village, like every local government in Florida, is required to tell their residents early on in the process what the maximum rate can be.

Ms. Quickel stated she was presenting the preliminary proposed Fiscal Year 2020 Budget and TRIM overview. She said Wellington's budget process starts with the Five Fundamentals: Neighborhood Renaissance, Economic Development, Protecting Our Investment, Responsive Government, and Respecting the Environment. She stated the goals are then considered by focusing on alternative transportation, business focus, financial planning and stability, inclusionary government, infrastructure and facility maintenance, planning for sustainability, quality of life, and staff retention and training.

Ms. Quickel indicated staff is proposing no change to the ad valorem millage rate from this year and for it to remain at 2.48 mills. She said staff also recommends no change in the Acme non-ad valorem assessment and for it to remain at \$230 per unit.

Ms. Quickel explained the Rollback Rate is the rate necessary to generate the same amount of property tax revenue as the prior year, plus the revenue on new construction.

Ms. Quickel indicated the TRIM rates for the Solid Waste Assessments were previously approved and no changes were recommended.

Ms. Quickel stated the Water & Wastewater User Rates include, as approved with last year's Utility Rate Resolution, the 3.5% annual indexing. She said that is a typical increase of \$2.23 per month.

Ms. Quickel stated the Saddle Trail South Improvement District assessment, only for those areas impacted by that project and the debt, is \$1,720.54 per acre. She said this is the fourth year of that fifteen (15) year assessment. Mayor Gerwig asked if Council could get the numbers on that. She said one-third or so of the Saddle Trail residents paid it outright, but it is debt the Village is carrying and honoring as its own.

Ms. Quickel stated the total proposed 2020 Budget is \$106.2 million, which is \$9.3 million higher than the current year budget of \$97 million. She said this \$9.3 million increase is primarily due to utility capital improvement projects funded in previous years and the associated debt service. Additionally, increases in operating costs are budgeted for facility and park maintenance, building permitting, and roadway maintenance.

Ms. Quickel stated Wellington has three special revenue funds: Acme Improvement District, Building Fund, and Gas Tax Road Operations Fund. She said they also have enterprise or proprietary funds that include Water & Wastewater, Solid Waste, Lake Wellington Professional Centre, and Debt Service.

Ms. Quickel stated Village property values and tax revenue in the 2020 budget of \$106.2 million shows the top tax revenue at \$20.5 million using the proposed 2.48 millage rate and other significant increases include Building Department revenue, permit revenue, and sales surtax revenue. She said water and sewer services revenues increase by \$2 million for utility capacity fees for new projects and by approximately \$1 million for the 3.5% annual indexing. She stated total revenues for all funds increase from the current year budget by \$5.8 million.

Ms. Quickel stated the 2020 preliminary budget for all funds includes revenues of \$89.5 million and expenditures of \$96.0 million, which means the Village is using reserves to balance the budget as planned. She explained, even though the total budget is increasing, there is no increase proposed in the millage rate or non-ad valorem Acme assessment rate. She stated General Fund reserves of \$1.3 million, Acme Fund reserves of \$559,000, Utility Capital reserves of \$3.1 million, and Solid Waste Fund reserves of almost \$800,000 will be used.

Ms. Quickel indicated the primary changes in the governmental budget include debt service for utility projects. She said the Utility Fund completed \$20 million in borrowing last year and this year in 2019 as proposed. She stated Building & Permitting has an increase of \$951,000 from continued strong activity related to regular building department activity. She indicated personnel costs are increasing by \$812,000 to fund 303 full-time positions, 82,710 part-time hours, 11 supplemental positions, and 2 interns. She said a CPI increase of 2%, plus an additional up to 1% merit for staff, has been included. She stated capital projects and assets are increasing from the current year's amount by approximately \$500,000. She said the major projects include Wellington High School, Town Center Boardwalk, Neighborhood Pipelining, and Water & Wastewater. She stated the Law Enforcement Contract is increasing by \$431,000, as it includes two (2) more deputies and a 2% increase in the contract. She indicated departmental expenses show various increases, but it is primarily from funding a full year of cloud based services for the new ERP computer system. She indicated increased community programming and events as well as an election expense of \$100,000 have been included.

Ms. Quickel stated the changes to the Enterprise Funds include the debt service that the Utility Department is also providing. She said utility capital projects are increasing by \$1.2 million for forcemain improvements and lift station upgrades. She stated there are operations and technology increases in utility for GIS consultants and increased chemical prices. She indicated the solid waste contract is increasing by 2% and the two GEM vehicles, used to pick up trash on the streets, are being replaced.

Ms. Quickel stated the Capital Projects budget totaled a little over \$17 million, which includes Ongoing Programs of almost \$2.4 million, One-Time Projects of \$5.4 million, and Utility Capital Projects of almost \$9.4 million.

She stated the Ongoing Programs include Acme R&R, which is the \$30 and in its 5th year of the ten year program; neighborhood signage; neighborhood parks; multi-modal trails; park improvements; streetscape; surface water management; and continued investment in technology.

She indicated the One-Time Projects include another land and water grant application for Brampton Park, a neighborhood park that is similar to what the Village has done at Dorchester and Essex; neighborhood pipelining; Wellington High School; Ousley Pathway; Sheriff Substation planning and design; Town Center Boardwalk; traffic engineering; and completion of the Yellow Trail.

She stated the Utility Capital Projects focus on the forcemain, general facilities, Water Reclamation Facility, water supply, and water treatment.

Ms. Quickel stated staff recommends a 2.48 millage rate, which is the same as the current rate. She said each 1/10th mill generates \$825,000 in tax revenue. She stated the Village taxable value increased 4.4% and staff is using an average home taxable value of \$310,000 for comparisons.

Mayor Gerwig asked if 4.4% was lower than expected. Ms. Quickel stated staff budgeted for that value but there were a few adjustments, and they just received the final value. She said an AT was sent out last week.

Mayor Gerwig stated the average county increase in property value was 6.1% and the Village was 4.4%. Ms. Quickel indicated the budget overview shows a history of the changes for each year for the Village.

Ms. Quickel stated the impact on a homesteaded property using the valuation of \$310,000 is zero, because of the adjustment for CPI. She said the impact on a non-homesteaded property valued at \$310,000 is an increase of \$8.00.

Ms. Quickel stated sample tax and utility bills have been shown at this point and there is no increase in tax, unless the value increases on a property. She said the utility increase is an estimate of \$2.23 per month.

Ms. Quickel reviewed the budget calendar and noted that staff is focused on outreach right now. She said the Budget Challenge is underway and they have just released the first update, as it began July 1st. She indicated staff will be holding the Facebook Virtual Town Hall again and the CIP workshop is forthcoming.

Ms. Quickel stated staff is very excited to present this budget. She said it continues to fund Wellington's high levels of service, major projects and regular projects, with no increase in the millage rate and no recommended change for the non-ad valorem assessment.

Councilman McGovern questioned the additional personnel costs of \$812,000 and the comparison of last year to this year. Ms. Quickel stated the Village currently has 303 full-time positions and staff is recommending no change. She said the supplemental positions are increasing by 5, from 6 to 11. She noted the part-time hours are decreasing by almost 6,000 hours.

Mr. Schofield stated 6,000 hours represent approximately three people. He said the bulk of the increase in supplemental staff is coming from 2 or 3 positions in the Building Department. He indicated last year the Building Department showed excess revenue, which will be expended on inspections over the next two years. He stated those enterprise funds are only paid for out of the Building Department and not funded by general revenue sources.

Councilman McGovern stated Mr. Schofield has talked about wanting to decrease the number of personnel. Mr. Schofield indicated the Village has been decreasing the number of personnel over the last several years. He explained his goal was to get to 300 full-time employees within three years. But given they are two years into it and will need to staff up if they build the park, he is not sure if he is ever going to get to 300.

Mayor Gerwig asked about the decrease in part-time hours. Ms. Quickel stated most of the decrease is from evaluating the work at the Wellington Lakeside and recreation events. She said some formats were changed for the staff working those events. Mr. Schofield noted that no ongoing programs are suffering because of the changes.

Councilman McGovern questioned the additional \$951,000 in Building Permitting & Inspections. Ms. Quickel stated for the Building Department, this is their two years of permit activity. She said when permits are issued, there is subsequent follow-up the following year, which is what is being budgeted. She indicated four supplemental inspector positions, customer and IT support related to the ERP that is limited to two years, two additional full-time outside inspectors, and three vehicle replacements are being added.

Mayor Gerwig stated Council was expecting 3% for the law enforcement. Mr. Schofield indicated the original request was for 3%, but they came back with 2%. Mayor Gerwig indicated all of the other municipalities are paying 2% as well. Mr. Schofield stated he did not know what everyone else was paying, only that Royal Palm was brought back to 2% as well.

Mayor Gerwig stated she thought they were going from 3% to 2%, because of the significant improvements the Village was making in that department. Mr. Schofield said that was the conversation. Mayor Gerwig stated the Village is still making the improvements. Mr. Schofield noted that the law enforcement provides one full-time detective that the Village does not pay for. He said the Village is obligated contractually to provide law enforcement their facilities.

Mayor Gerwig stated she is just pointing out that Council was expecting this to be a little different. She said when she heard that other municipalities were getting 2% as well and the Village was still expending for capital improvements for law enforcement, she questioned it. Mr. Schofield stated he thought several municipalities were grateful the Village was able to negotiate that rate. He said at least one municipality has it in their contract that if there is a

lower rate, they will get that rate. He asked that the same language be added to the Village's contract.

Mayor Gerwig stated she was not complaining about their service, as the law enforcement are very dedicated to the community. Mr. Schofield explained, to put it into perspective, the Village pays in the neighborhood of \$10 million for law enforcement services, which is significantly less than it would be to provide their own police department. He stated they did not have to deal with call centers and dispatching, temporary lockup facilities, or provide specialty units. He said when officers are out, they are replaced. He stated if he thought the dollar amount was inappropriate, Council would have heard that from him long ago.

Mayor Gerwig stated the funds dedicated for Debt Service are either for Utilities or Saddle Trail Park improvements. She said none of that is being borne by the public, unless they partake in Saddle Trail or Utilities.

Councilman Drahos asked, of the \$89.5 million in revenue, how much specifically is being accounted for the penny sales tax. Ms. Quickel stated the surtax brings in around \$3.7 million a year. She said there is almost \$10 million in there now from when it began. Councilman Drahos stated \$2.4 million of the proceeds of the penny sales tax will be going towards the park project at Wellington High School.

Mayor Gerwig stated during the Village audit last year Council was told \$20 million was not dedicated to anything, as some of the projects were not done. She said she would like to move the millage rate down and give the residents a tax break.

Mayor Gerwig stated she somewhat disagreed when Councilman Drahos commented about how good the Village is at budgeting, when they ended with an extra \$20 million. She said she had a different reaction, as she thought they either overtaxed the residents or did not provide the services they wanted. She stated with that kind of a cushion in the budget, she would like to get to 2.45 this year, which is higher than the rollback.

Councilman Drahos stated his comments were based a large part upon the grade they received from the auditor, who said they were doing an exemplary job. He said he would like to cut the millage if they are able to. He stated that would involve taking a close look at this budget, which is part of their duty to do so, but not what they are doing tonight. He said Council appreciated the presentation and how thorough it was, but this is just step one in a much larger process.

Councilman McGovern did not know if Council should be necessarily articulating a rate tonight. He said as they go forward they need to question the carry forward money to see if it is still yet to be spent. He stated if it is money that is not going to be spent, they may need to look at the millage rate.

Ms. Quickel indicated there is a five year long-range financial plan that staff discusses with Council each year during the Visioning Workshops and Directions Workshop. She stated last year staff showed their concerns for significant potential millage rate increases in three to five years with the new projects and the associated maintenance and staffing for them. She said that is why they raised the millage rate from 2.43 to 2.48 last year. She stated staff is recommending a stable rate, as their goal is to maintain 2.48 for five years with no drastic changes for the residents. She indicated the other factor that plays greatly into this is the property valuation. She said it has been declining and it is the lowest it has been in five years.

Mayor Gerwig stated it is the first she recalls from the time she has been sitting on Council the Village ever being lower than the county average. Councilman McGovern said he would like to see the trend of the Village versus the county average over the last five or ten years. Mayor Gerwig stated they know the mall is a significant portion of the devaluation, between \$40 million and \$50 million.

Ms. Quickel indicated the downward trend for the Village since 2016 is 10.7%, 8.3%, 7.7%, 5.2% and 4.4%. She said staff is concerned. She stated they do not see it as abnormal, but they deal with it. She said when looking at the five years going forward, staff takes that into consideration along with many other things.

Mr. Schofield explained when the county itself has an increase in the millage rate, it is because they have a significant amount of undeveloped property. He said when that comes on the tax rolls, it adds to the value. He stated the Village does not have a lot of buildable property left, as there are probably fewer than 1,000 units left Village-wide. He said given that the Village is at 95% to 96% build out, any new construction that they relied on in the past is not going to be there. He stated a 4.4% increase for a mature community is not bad. He said he thought the Village was looking to stabilize around 3%, which is typical and sustainable for a predominately residential community.

Mr. Schofield indicated no public comment cards were received.

Councilman McGovern stated Council is setting the ceiling and not the floor and they have a long way to go on this. Mayor Gerwig said they also will have a lot of public input including the Budget Challenge.

Ms. Nubin read Resolution R2019-39 by title.

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and passed (3-1), with Mayor Gerwig dissenting, to approve Resolution R2019-39 (Adopting the Preliminary Ad Valorem Millage Rate for Wellington for Truth-In-Millage (TRIM) Purposes within the Jurisdictional Boundaries of Wellington), which holds the millage rate flat as a ceiling and Council can look at it as they move forward.

Ms. Nubin read Resolution AC2019-02 by title.

A motion was made by Councilwoman Siskind, seconded by Councilman McGovern, and unanimously passed (4-0), to approve Resolution AC2019-02 (Adopting the Preliminary Non-Ad Valorem Assessment Rate for Acme Improvement District for TRIM Purposes).

Ms. Nubin read Resolution R2019-40 by title.

A motion was made by Councilwoman Siskind, seconded by Councilman McGovern, and unanimously passed (4-0), to approve Resolution R2019-40 (Adopting the Preliminary Non-Ad Valorem Assessment Rates for the Saddle Trail Park South Neighborhood Improvement District for Trim Purposes).

B. 19-3062 AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE CONSULTING SERVICES FOR THE TOWN CENTER PROJECT (FORMERLY CONSENT ITEM 6H.)

Mr. Schofield introduced the item.

Mr. Barnes stated this agenda item relates to consulting services. He said Council authorized staff permission at a prior meeting to negotiate a scope and fee for the master planning services for which Urban Design Kilday Studios as the prime consultant was selected by a staff selection committee and recommended for approval to the Village Council.

Mr. Barnes stated the item before Council this evening represents the results of that selection committee recommendation and subsequent negotiation by staff, led by Mr. De La Vega in Purchasing, since they are within the cone pursuant to their Purchasing ordinance, and supplemented by Mr. O'Dell and himself.

Mr. Barnes stated the scope of services generally relates to master planning services for the entire site of the Town Center. He said the team members include Urban Design Kilday Studios as the prime consultant and for providing master planning and landscape architecture services, supplemented architecture services by Leo A. Daly for urban design and future planning, and engineering services by Stantec.

Mr. Barnes explained the approach and methodology presented in the final selection committee meeting as well as in the detailed scope of services. He stated staff worked with the team based on Village requirements and the RFP. He said it included the overall site inventory, analysis and evaluation of the context of the surrounding area for the master plan of the Town Center property; extensive public participation as necessary following upon the public participation that has already been conducted; and conceptual planning and design alternatives - again building on what staff and previous consultants have already prepared and taking that to the next level where they can evaluate options, alternatives, opportunities, and constraints. He stated, based on that, the team will develop a recommended master plan or master plan alternatives for Council to consider and ultimately approve. He said they will then be able to make a sound decision and phase-in plan that would involve timing and sequencing of the implementation of that master plan.

Mr. Barnes indicated the consulting team will not be providing the traffic evaluation that is required as part of the scope. He stated staff elected to have an evaluation done on the signalization at Forest Hill and Town Center Drive and on the overall traffic impact, which will be conducted by staff and traffic consultant, Pinder Troutman. He said it will be done separately, but concurrently and together with the project team. He stated some additional more detailed focus group evaluations that staff clearly has more background on will be provided to the team as well as all of the existing data that has been collected to date.

Mr. Barnes indicated additionally, rather than tasking the engineer or the designer solely with a cost estimation of the project, staff would avail themselves at some point with the services of a construction manager to provide more true market based cost estimates for the project, even at the conceptual phase, so that staff has a good handle on the ultimate project costs and overall project budgets.

Mr. Barnes stated this generally goes in the order that they would proceed in for the project, with the exception that public participation is really throughout the process and ultimately would culminate in the presentation of final design alternatives. He said this is something the entire team would be working on and is critical to the process, so they will build on what they already have. He stated they want to get more public input from the residents and the other specialty groups, focus groups, adjacent property owners, etc.

Public Comments

1. Bruce Tumin, 752 Lake Wellington Drive, Wellington. Mr. Tumin commented on what the Town Center master plan includes:

- General open space use – He said the Village already has that.
- Expansion of the amphitheater and method for creating “for pay” event space - He said they need more bathrooms over there and parking is always a problem. But if people have to pay, they are not going to come.
- Lakeside boardwalk with uses and consideration of events/activities – He said item 19-3005 was on the June 25, 2019 agenda, so did they not already do that?
- Explore food and beverage service options, along with lakeside as well as vendor options, etc. – He said the only time people use the boats is when they are free.
- Surface and structured parking options – He asked about the overflow parking where the tennis courts were. He said it was originally designed for that.
- Retail or commercial uses along Ken Adams Way and Chancellor Drive – He said that will increase traffic around the Mayfair condos.
- The option for inclusion of a performing arts center or civic center within the limits of Town Center – He asked where, why, as they already have an amphitheater.
- Sound noise mitigation measures from the site, especially the amphitheater area – He said if noise is a problem now, wouldn't all of these costly unnecessary improvements create more noise.

Mr. Tumin stated public input is in this plan, but they already had three meetings of public input and the public did not like these grandiose improvements at a very expensive cost. He said they could be using the penny sales tax to replenish the reserves that the Village plans on using. He stated if the Village really wanted the public's input, make it a referendum and put it on next March's ballot. He said let the people decide if they want to spend all of this money on something that basically the Village already has.

2. Marion Frank, 13725 Greentree Trail, Wellington. Ms. Frank stated the consulting services will cost nearly \$250,000 to study what has already been studied. She said they have already had a bunch of meetings and heard from the public. She stated she is in the Lake Wellington Professional Centre and the people there do not want the building knocked down. She said she does not understand Council's motivation, as no one in the community wants this. She stated she is thrilled the Village has a lot of extra money, but it should be given back to the homeowners. She said she thinks this is a gigantic waste of time and money. She stated the homeowners and the people in the Lake Wellington Professional Centre are very frustrated, as they come to work every day thinking their building is going to be torn down. She said the people do not want this study to be done.

Mayor Gerwig stated she thought it was a significant amount considering they had already done a lot of public input, but staff got it as low as they could get.

Councilman McGovern asked for a response to the statement that they are going to “study what has already been studied.” He asked staff why this was necessary.

Mr. Schofield stated what was looked at the first time was a set of concepts on what could fit and not a master plan. He said they talked about a lot of things and more things were proposed

than the Village could ever afford. He stated over a ten or fifteen year period the project, if approved, could cost over \$25 million in today's dollars. He said they need to take a detailed look at it, because the estimated cost for the parking structure in the beginning was about \$6 million. He indicated the e-mail from WGI shows that parking structures in today's dollars are closer to \$9 million. He said staff used the best numbers they had at the time, which is all they can do.

Mr. Schofield stated if they have a parking garage, they will have more green space. He said if they do not have a parking garage, they have to have more spaces. He stated someone has to take a serious look at what the programming is going to be, how much space it is going to take, and what the real dollars are.

Mr. Schofield stated the original concept plans prepared by David Barth were suggestions about what the Village could do and what the Village needed, which was the public talking about it. He said just under 25% of this money is for going out and talking to the public.

Mr. Schofield stated if they are talking about commercial along Ken Adams Way, then the private enterprises have to step up and provide some resources/investment. He said until that happens the Village will not be able to do this.

Mr. Schofield stated, to the point that Mayor Gerwig has made again and again, the Village needs to have a plan and not do it piece meal. He said, while he knows the number is high at nearly \$250,000, it is one percent of what the total expense could be. He stated if they do not do that, they will spend far more than 1% in trying to piece meal it together. He said it is the staff's recommendation and his recommendation to move forward with the master plan.

Mayor Gerwig stated she thinks one problem is they have too many people at the amphitheater for the space there, so talking about expanding it makes sense. She said she personally believes there is an advantage to having some ticketed events, not necessarily the Saturday night events, but random special events. She said people who are renting the facility can help support the free events. She stated she does not want everyone to think she wants to ticket events there, but she thinks it has value to have that discussion so the Village can provide more space. Councilman McGovern said it would be good to know how that could be done, what it would cost, etc.

Mayor Gerwig stated she gets that it says "not limited to," but one thing she does not see listed is the issue with the Wellington Community Center (WCC). She said she hears constantly from the public that they are frustrated with trying to use this facility: "it is difficult to use, it is cumbersome, it does not fit the needs of the community." She stated she could testify how miserable it is at sundown when they thought it would be the prime time for a beautiful sunset. She said it is kind of brutal to have the light coming in, so some awnings or those kinds of things are needed. She stated she wants to use what the Village already has. She noted that some of these things are going to be ten year plans and are not going to be immediate or done in this year's capital budget.

Mayor Gerwig stated, regarding the half cent and Mr. Tumin's comments, the Village is required to use those funds on capital. She said they cannot pad a reserve with that money. Mr. Schofield indicated the Village cannot cover operating expenses with it as well.

Mayor Gerwig stated the Village was trying to efficiently look at a long term goal. She said whether or not she will be sitting there when any of these items are added is another issue. She

stated the Village needs to study it and look at it properly, as she does not think they really accomplished that the first time. She said this group did the outreach, so they should get a lot more of that carrying over. She stated she was concerned about what the Village has already done and trying to avoid backing themselves in a corner in the future.

Mayor Gerwig stated she really wants to focus more on making the WCC a more user friendly facility and whether the pricelist is too high. She said people who have used it say they are never going to rent it again, because it is too expensive and too cumbersome. She stated when she personally used the WCC a couple of times, it seemed as staff was expected to flex their time around whatever weekend events there might be. She said she understands they are full-time, so if they work Friday and Saturday they are going to take time off during the week. She suggested maybe getting a vendor that provides those services, so staff is staff and that expense is covered in the rental somehow. She said there is a problem with the functionality of the WCC as it is.

Mr. Barnes stated he thought that was specifically to the WCC and that was something that could be done, but it was not within the scope of this study.

Councilman McGovern asked if that was part of the Parks & Recreation master plan. Mr. Barnes stated he thought it was a combination of different items. He said the Parks & Recreation master plan does not specifically include the WCC, but it does include the programs in general that occur at the WCC. He stated the other components of this plan will be looking at proposed uses, existing uses and how the two fit together. He said it includes the boardwalk, which is being completed by a separate consultant, and how that ties into the overall master planning, including existing facilities like the Village Hall and the WCC. He thought all of these efforts would come together and possibly point to some other recommendations.

Mr. Barnes stated they can look at from a staff perspective, and based on some of the input from the Parks master plan, something specific to the WCC. He said there is not anything architectural in terms of actual building recommendations, but staff can look at different opportunities as far as awnings on the building. He stated Ms. Quickel has looked at grant opportunities to see how the costs to improve on the existing building could be supplemented. He said these types of improvements can be looked at again together with that. He stated staff routinely checks rental rates. He said they can look at rental rates and see how other community centers that have vendors or service providers operate, and see how those costs compare.

Mayor Gerwig asked which plan or study was driving this effort. She said they seem to be required to work together, as she does not see how the plan for this site could be looked at without including the data from the Parks & Recreation master plan. Mr. Barnes stated one reason staff was able to reduce some of the cost in the scope of services is that they are going to provide the data from AECOM. He said neither of these two projects is looking specifically at the WCC. He thought Council was getting whatever recommendations staff receives from both this process and the Parks & Recreation master plan. He said should there be a need, specifically for the WCC, staff would have to look at that as a result of those recommendations.

Councilman McGovern stated some of it is improvements to the physical structure of the community center and some of it is improvements to the operation internal of the WCC. He said those are not necessarily the same thing. He stated this is going to be looking at the overall workability and function of the whole Town Center, as they increase the size of the amphitheater, make enhancements to Scott's Place, add green space, increase senior services

and use services. He said those were the things that people would like to see happening on this overall site. He stated the question is “how do they do it” and the big question is “how much is each item going to cost.” He said now is the time to figure that out and decide which of them they want to do.

Councilman Drahos clarified that none of this is going to happen overnight, as it is a long term planning process. He stated it is part of the natural evolution of this property, which Council has targeted as being critical to Wellington’s future. He said let’s hire a professional to master plan it rather than do it piece meal, which is clearly not what the residents want.

Councilman McGovern agreed. He said he thinks the professionals need to come in and master plan all of it together, so they can make it work as best it can for the residents while making the enhancements the Village wants done over the next decade.

Mr. Barnes indicated the data that will feed into the overall plan will include items from the Parks & Recreation master plan, like the programming of the WCC, both current and in the future, since programming changes over time, needs change over time, and trends change what is being offered. He stated how the rest of the site fits into what the existing building is offering will have to be incorporated into the overall plan, because there is a limitation there. He said there are only so many spaces, even with overflow parking. He stated if a big event is going on at the WCC, they will not schedule another big event, for free or for pay, at the amphitheater. He said they will not schedule a pay event next to the WCC, like the beer festival, when there are multiple rentals at the WCC. He stated they just cannot accommodate all of them.

Mayor Gerwig stated maybe one site for all of those services is not the answer, so that might be something they end up looking at with this. Mr. Barnes stated that is clearly going to be a part of this effort. He said it will look at those moving parts and what happens when they move one part out and move something else in or try to put everything in and decide everything does not fit, so they need to take something out.

Councilwoman Siskind stated it sounds like a lot of money when looking at just the dollar amount. She said they need to take the first step in this master planning process or they will be spending a lot more money down the road fixing things instead of master planning it now.

Mayor Gerwig stated some of these things have waited a very long time, like the sound mitigation. She said she could almost hear it to her house one night it was so loud. Mr. Barnes stated it depends on the weather conditions. Mayor Gerwig said some of their residents have been asking for the sound mitigation and for ways to dampen that effect for their homes. She stated she thinks it is a good project, but she knows it is difficult to spend this kind of money. She recalled one of her least favorite Village Councils from the past was when the studies for the pink wall cost more than the pink wall. She said she did not want the Village to study themselves into oblivion.

Councilwoman Siskind stated she thinks the Village has proven time and time again that they are good about sharing information and resources and having some overlap, so they can save some money in the process.

Mr. Barnes stated he could assure Council that this is not a pink wall study. Mayor Gerwig said she meant no disrespect to any Councilmembers who may have been on that Council at the time. She stated it was a frustration that she did not want to carry forward.

A motion was made by Councilman McGovern, seconded by Councilwoman Siskind, and unanimously passed (4-0), to approve the Authorization to Award a Contract to Provide Consulting Services for the Town Center Project to Urban Design Kilday Studios.

C. 19-3004 AUTHORIZATION TO: 1) AWARD A CONTRACT TO PROVIDE ENGINEERING AND ARCHITECTURAL SERVICES FOR THE WELLINGTON COMMUNITY HIGH SCHOOL SPORTS COMPLEX; AND 2) AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF THE WELLINGTON COMMUNITY HIGH SCHOOL SPORTS COMPLEX (FORMERLY CONSENT ITEM 6K.)

Mr. Schofield introduced the item.

Mayor Gerwig indicated she needed to recuse herself from this item, because electrical subcontractor Smith Engineering Consultants would be working on this project. She said the firm she works for and owns one share of stock in has done more than \$10,000 worth of work with Smith Engineering Consultants over the past 24 months.

Mayor Gerwig left the chambers and Councilman McGovern was selected to lead the meeting in Vice Mayor Napoleone's absence.

Mr. Barnes explained that this authorization has two parts. He said the first authorization is for Kimley-Horn and Associates for the design of the project itself and the second authorization is for Kaufman Lynn for the Construction Manager at Risk services (CMAR).

Mr. Barnes stated before Council is the concept plan that staff presented to Council with the interlocal agreement, which was forwarded to the School District for consideration and approval at their July 24, 2019 meeting. He said that is still the basis of the plan and the basis of the design proposal from Kimley-Horn and Associates.

Mr. Barnes stated the Kaufman Lynn proposal is for preconstruction services. He said the Village would retain them to work hand-in-hand with the design consultant team to provide constructability reviews and progress cost estimates over the course of the design. He indicated at some predetermined point, usually at 90%, they would determine a guaranteed maximum price. He said the Village will take part in that process along with the construction manager and will be able to look at the different proposals and bids received. He stated staff will ultimately bring back to Council a contract for construction of this project.

Mr. Barnes indicated the cost estimate for the project right now is \$12 million and is based strictly on the conceptual site plan before Council. He said the project will be funded through the surtax funding, which is provided for by the penny sale tax.

Mr. Barnes stated the questions that came up when the Village started talking with the School District were: what is the project, what does it entail, and why are they doing it at the High School. He said it is clearly a win-win situation for both participants, the residents, the community members, the kids, as well as the students and the high school students and youth.

Mr. Barnes explained this project was originally proposed for the Greenbriar Park site, which is located at Greenbriar Boulevard and Ousley. He said the Village utilizes this site for hurricane debris and the tree nursery was previously located there. He stated the project was started at

this location and some conceptual planning, the boundary survey and that type of work was completed.

Mr. Barnes indicated staff started looking at the lack of available land in Wellington. He said given their regular and continued partnership with the School District, staff thought they may have some other opportunities to consider where they could achieve the goal of building the park and those facilities sorely needed by the different sports programs and other programs in the Village, while maintaining some type of land inventory.

Mr. Barnes stated the solution staff vetted and proposed initially to the School District staff, prior to presenting it to Council and the School District Board, was the Wellington High School site. He said the Village has a long history of working with the high schools and middle schools in the community on joint use of facilities. He stated the property at the high school lends itself for the Village to go in and construct these facilities there. He said, for a change, the facilities would be used all day and night. He stated this is not specific to Wellington, as many public parks sit fallow during the school day, as most users of park facilities are the youth.

Mr. Barnes stated this project would allow the Village to build the same facilities at basically the same cost. He said the facilities would be used by the students of Wellington High School during the day and used by Village programs in the evenings and on weekends. He stated that was the basis for staff to stop the Greenbriar Park design and look at the high school location. He said they are close to having an agreement and they are ready to get started.

Councilman McGovern asked about the number of fields. Mr. Barnes stated the Village will have access to four fields, based on the agreement as it is proposed, which were the four fields planned for Greenbriar for evening use. He said the Village, in order to accommodate this design, would also be working on the stadium field, which would give the Village a fifth field on weekends.

Councilman McGovern asked about the turf on the fields and if they could be used all the time, during the day by the school and in the evenings and on weekends by Village programming. Mr. Barnes indicated all of the fields will be synthetic turf and will not have the playability issue that they have with natural grass in terms of wear and tear. He said natural grass does not tolerate intense use without continued and routine maintenance and a monthly reinvestment.

Mr. Schofield asked if other facilities besides the fields will be available. Mr. Barnes stated for the same cost that is being proposed based on the conceptual plan, both at Greenbriar and the high school, the Village is reconstructing the tennis courts, which would be available to the public as well at this point. He indicated the current courts are available for public use; however, their maintenance condition does not provide for a lot of public use. He stated similarly the Village is constructing three basketball courts. He said Village programs are the primary user of the outdoor courts at the high school now and will continue to be the primary user of these basketball courts.

Councilman McGovern stated the Village will be able to maintain the courts to increase their playability, as he knows the basketball courts, and in particular the tennis courts, have not received a whole lot of maintenance.

Councilman Drahos thought the important point was that this relationship was going to be specifically delineated in a contract. He said the Village has a history of working with the School Board on other properties without any problems.

Mr. Barnes indicated the Village currently has an interlocal agreement that governs all of the school facilities and all of the park facilities in Wellington. He stated they have specific interlocals that govern the facilities at Tiger Shark Cove Park, which is collocated with New Horizons Elementary School, and Olympia Park, which is collocated with Emerald Cove Middle School and Equestrian Trails Elementary School.

Councilman Drahos asked what the advantage is to Wellington in hiring the Construction Manager at Risk (CMAR). Mr. Barnes stated the biggest advantage is they start out in a collaborative environment with the contractor rather than in an adversarial state. He said the contractor is brought in upfront as the designer is progressing through their design process and plans and working with the Village. He stated the Village has a contractor as part of that process to review everything, because sometimes designers look at it one way and construction minds look at it a different way. He said there will be constructability reviews wherein the designer and the contractor can work together to try to get the best result. He stated similarly they can get better market data to provide better cost estimates upfront, so staff does not have sticker shock like when the bids come in at the end in the traditional delivery method. He said when that happens, the Village either has to adjust the project scope, decide to build it in phases, or totally scrap the project. He stated the main benefits are having everyone involved upfront like a partnership and the Village take part in selecting the subcontractors and bids. He said the Village has input in the process and sees all of the information, as it is an open book.

Councilwoman Siskind stated it is a more comprehensive method. She asked, if the School Board signs the contract on July 24, 2019, what the timeframe is of the events to follow.

Mr. Lundeen stated once the school board agreement is completed, design would begin on August 1, 2019. He said it will take probably through the end of January 2020 to get the design done. He stated they wanted to be under construction by May 2020.

Mr. Barnes stated Mr. Lundeen has spent some time with the district's facilities department, the school assistant principal that handles facilities, and Ms. Hayden the school principal. He said they sat down and developed the best and worst case scenarios to figure out how long this project was going to take. He stated based on the Village's great relationship with the School District and the school in particular, the school is willing to make some concessions to compress the duration of the project as much as possible. He said by Council approval tonight, and doing it by subject to approval by the School District, they will save a good month in that process.

Mr. Barnes stated they would look at completing the design in the January 2020 timeframe. He said if staff could come back to this Council with the guaranteed maximum price for approval in the March timeframe, they would be able to start by May 2020. He stated the school is looking to keep that flexible and dependent on how well the Village sports do in the spring, primarily boys and girls lacrosse and flag football. He said if they could make a decision on spring football, the last jamboree could be done someplace else. He stated with these types of concessions, they could start sooner.

Mr. Barnes explained the goal is to do the project in phases. He stated over the course of the year to year-and-a-half of construction, they have partial releases and partial completions to allow the school to operate given that the first and primary objective is to finish the stadium field by August 2020. He stated the tennis courts, the balance of the facilities, and the track area where the field equipment for track and field would go would be finished by January 1, 2021, to allow for baseball and softball to not be impeded by construction happening in that area. He

said they would be working on the fields as well. He stated by the end of that school year and sometime that summer they would complete the entire project. He said with the remaining project would be the items on the north part of the plan and the Village will be ready to open it by the next school year.

Mr. Barnes stated, in the interest of total transparency, the Village has to coordinate with the School District on their proposed surtax projects at this high school for the track and press box located at the stadium field and how those projects would be delivered. He said everything needs to be precise, so they do not have contractors blaming someone for any issues with the construction.

Councilman McGovern stated Mr. Barnes was telling Council at the Agenda Review yesterday about changes to the contract that is going to be voted upon by the School District in response to suggestions from this Council at their prior meeting. Mr. Barnes indicated that he and Ms. Cohen have been working with the School District staff on those revisions as of and including today. He said at this point all of the changes have been consistent with what staff has presented to this Council previously for the Interlocal Agreement (ILA) approval.

Mr. Barnes stated, as he motioned yesterday, the main change is the two sets of dates. He said one was the lease term would not start until construction was completed and they had beneficial occupancy and beneficial use of the improvements, and the School District agreed to that. He stated the second part of that related to giving the Village a two year construction duration. He said the two dates contained in the term, 2021 and 2025, had a trigger mechanism in the Interlocal Agreement for construction of the pool. He stated those dates have now shifted to 2023 and 2027 to allow the Village to focus on the project.

Mr. Barnes stated the other change is the School District is proposing to allow their Chief Operating Officer to approve changes to the plan. He said that really did not affect the Village, as staff would still be coming back to this Council.

Councilman McGovern stated that one point of contact would be good for the Village. Mr. Barnes indicated it would be faster, because they will not have to wait for the once a month School Board Meetings to get anything approved. He stated the Village will be able to meet with the Chief Operating Officer and her support staff and more efficiently address any changes as they move through the project.

Public Comments

1. Bruce Tumin, 752 Lake Wellington Drive, Wellington. Mr. Tumin stated according to the School Board, the Interlocal Agreement for this project has not been finalized by the board. He thought the Council should wait until the board votes before hiring a construction manager. He indicated he talked to School Board staff and the board may not be ready for July 24, 2019.

He stated the Village already has ballfields and has one of the few competitive pools in the county, but for some reason the Village needs another one. He said the only person who wants the pool, which was kind of shown but Council really did not discuss it, because it may or may not be in there, but it will be, was the coach who basically was bribed, because the Council wants a new pool. He indicated the coach stated he did not reside in Wellington, so he is not going to pay the taxes. But who hires the coaches anyways.

He stated Council talks about the penny sales tax and capital improvements. He asked if that meant capital improvements on School Board property or Village of Wellington property. He said he would have to check the law on that. He stated the school board takes a lot of their money already.

He stated as an engineer he did not like the design-build concept, because they are basically looking at reliability versus profitability. He asked if the engineering judgement was being based on reliability for the Village or profitability for the contractors. He said a lot of people like design-build because they are dealing with one company. He stated if the Village is going to do design-build, they better make someone guarantee the work for at least ten to twenty years, because a lot of construction defects are not seen during the first couple of years.

He thought Council needed to reevaluate where they spend the residents' taxes and it should spend it on their property and not the School Board's property.

2. Marion Frank, 13725 Greentree Trail, Wellington. Ms. Frank asked, regarding the \$248,000 Council is about to vote on, if they were spending that all in one lump sum or if that was the maximum amount they were going to spend.

Councilman McGovern indicated that amount was from the prior agenda item. He clarified this was agenda item, 19-3004, has two components: 1) To provide Engineering and Architectural Services in the amount of approximately \$505,000; and 2) To Kaufman Lynn for the Construction Management services during design in the amount of approximately \$76,000.

A motion was made by Councilman Drahos, seconded by Councilwoman Siskind, and unanimously passed (3-0), with Mayor Gerwig recused, to approve the Authorization to: 1) Award a Contract to Provide Engineering and Architectural Services for the Wellington Community High School Sports Complex; and 2) Award a Construction Manager at Risk (CMAR) Contract for the Construction of the Wellington Community High School Sports Complex.

Mayor Gerwig returned to the chambers at this time.

9. PUBLIC FORUM

Mr. Schofield indicated no public comment cards were received.

10. ATTORNEY'S REPORT

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

- She indicated that she and Ms. Bausch will be attending the Florida Municipal Attorneys' Association meeting on Thursday, July 11th, and Friday, July 12th, at The Breakers. She said the topics being covered are pertinent to what they do on daily basis, so both of them are attending. Ms. Cohen stated she will be available to Council.

11. MANAGER'S REPORT

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

- The next Regular Council meeting will be held on Tuesday, August 13, 2019, at 7:00 p.m. in the Council Chambers. Mr. Schofield reminded everyone that the Village does not typically hold the last Council Meeting in July, as that is usually when Council is available for vacation.
- Mr. Schofield indicated he will be out of town July 22nd through July 26th.

12. COUNCIL REPORTS

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- She stated the fireworks were fantastic. She said she hopes everyone had a safe Fourth of July.

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- He recognized Eric Juckett and Michelle Garvey and the Parks & Recreation staff for this year's Fourth of July celebration at Village Park. He stated it was first class on every level. He said it was the largest crowd the Village has ever had for this event, so there were some parking and transporting problems.
- He stated the Back to School Bash will be held on Saturday, July 27, 2019. He said backpacks will be given away and he hopes the residents will take advantage of this program.
- He asked Mr. Schofield to provide an update regarding the request from Loxahatchee Groves for the Village to provide Local Agency Planning (LAP) services to them. Mr. Schofield indicated the Department of Transportation would not allow the Village to be the LAP partner for Loxahatchee Groves. He said he received a letter from the Loxahatchee Groves Manager and Town Council thanking the Village for its willingness to help.

COUNCILMAN DRAHOS: Councilman Drahos presented the following report:

- He stated the Fourth of July celebration was fantastic. He said he was extremely proud of how professional the staff was and how well the event was planned and executed. He stated he heard there were issues with traffic leaving the park. He said he would like staff to look at what the Village can do to improve the traffic for this event. He asked if they could talk to their colleagues off Fortune Way to see if the Village can have access to their parking lot. He stated that would allow for more cars, an easier in and out, and perhaps less people relying on the busses. He said some out-of-the-box thinking is needed. He stated he did not want anyone to not go to the celebration, because of the traffic.

Councilman McGovern suggested opening the back gate to allow just the busses to come back in that way. He said there has to be another way to make it work, so they should keep looking at it.

Councilman Drahos thought it was important for people to know that the delay in exiting onto 120th is because they have to wait for the fire marshal to clear the property before that entrance and exit can be opened.

Mayor Gerwig stated more people were using the shuttles. Mr. Schofield indicated over 12,000 people attended the event. Mayor Gerwig said it is hard to plan for that many people, but they should look for a way to do it better. She stated people were parked up and down Pierson beyond 120th. She said it did not look safe, as people were walking where there were no sidewalks. She stated she did not want to encourage things that are not safe as a parking alternative. She thanked Christ Community Church for sponsoring the petting zoo. She said the whole event was great.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- She stated it was the best equestrian season ever and it seemed like the population in the Village was pretty enhanced January through March. She said as it relates to community services and public service, the Village wants to do everything it can to make sure response times do not slip for Palm Beach County Fire Rescue (PBCFR). She said she spoke to PBCFR and they said the speed bumps and gates in the Village slow them down.

She requested that the Public Safety Committee look at the trends to see if they notice times of the year when Village services may need to be changed up a bit. She indicated she spoke to a firefighter who said the Village may not be using the best circumstance for getting into gated communities. She said many gated communities in the Village are unmanned, so maybe another mechanism could make opening the gates much quicker.

Mr. Schofield stated the Village uses two mechanisms. He said the fire department typically uses Knox boxes for keys and access. He stated PBSO uses a gate clicker. He indicated the Village is part of a county-wide ordinance that says a municipality with gated communities must put in transponders to allow emergency vehicles access. He said he will check with the chief to make sure.

Mayor Gerwig asked Mr. Schofield to check and make sure the Village is doing everything it can. She said if they have another season where a lot of people are here, she does not want anyone to suffer because of it.

Mayor Gerwig stated the Public Safety Committee should be looking at the crime statistics. She said there has been some discussion as to whether or not crime is worse or not. She stated she really wants to provide them with instruction. She asked Mr. Schofield to have staff put together some things for these committees to do, so they are not frustrated and unsure as to why they are coming to the meetings.

Mr. Schofield suggested that Ms. Edwards join him and Mayor Gerwig during their weekly meeting, because Ms. Edwards is the liaison to the Public Safety Committee. Mayor Gerwig stated it has gone back and forth over the years about how much instruction each committee may or may not need from Council. She said she wanted to make sure the Village is getting the most out of the committees, because they have some great people serving. She stated she wants to make sure these people do not feel their time is not valued or they are not doing good work while they are there. She said to let Council know if there is something they can do differently to give the committees and boards more to do.

- Mayor Gerwig commended Eric Juckett on his first Fourth of July event and thanked everyone for a wonderful evening.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 8:30 PM.

Approved:

Anne Gerwig, Mayor

Chevelle D. Nubin, Village Clerk