

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

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

**Tuesday, December 8, 2020
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, December 8, 2020, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

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

Advisors to the Council: Paul Schofield, Manager; Laurie Cohen, Attorney; Jim Barnes, Deputy Village Manager; Tanya Quickel, Assistant Village Manager; and Chevelle D. Addie, Village Clerk.

- 1. CALL TO ORDER** – Mayor Gerwig called the meeting to order at 7:00 p.m.
- 2. PLEDGE OF ALLEGIANCE** – Mayor Gerwig led the Pledge of Allegiance.
- 3. INVOCATION** – Deacon Vince Muller, St. Therese de Lisieux Catholic Church, delivered the invocation.
- 4. APPROVAL OF AGENDA**

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

1. Amend Consent Agenda Item 6M, Resolution No. R2020-64 and Resolution R2020-66 (Changing the funding amount from \$75,000 to \$10,000).
2. Add Senator Tina Polsky to Presentations and Proclamations as Item 5A.
3. Add the Literacy Coalition of Palm Beach County to Presentations and Proclamations as Item 5B.

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

5. PRESENTATIONS AND PROCLAMATIONS

- A. SENATOR TINA POLSKY (THIS ITEM ADDED TO THE AGENDA)**

Mr. Schofield introduced the item.

Senator Polsky introduced herself and provided an overview of her experience. She encouraged Council and residents to call on her and provided her contact information. She stated her office is in east Boca Raton on Federal Highway. She introduced her legislative aide and stated she looks forward to getting to know everyone and thanked Council for allowing her to speak.

Council gave brief comments and thanked Senator Polsky.

B. LITERACY COALITION OF PALM BEACH COUNTY (THIS ITEM ADDED TO THE AGENDA)

Mr. Schofield introduced the item.

Michelle Garvey, Assistant Community Services Director, spoke regarding Read for the Record and showed Council a video. Ms. Garvey introduced Kristin Colvin, Chief Executive Officer, Literacy Coalition of Palm Beach County. She gave brief comments and thanked Council for their participation in Read for the Record. She stated Wellington is the Large City Winner for Read for the Record 2020.

Mayor Gerwig commented regarding the book.

Ms. Colvin presented a basket to Council for winning Read for the Record.

6. CONSENT AGENDA

- A. 20-4101** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF NOVEMBER 10, 2020
- B. 19-3522** AUTHORIZATION TO 1) AWARD A CONTRACT FOR IMPROVEMENTS AT THE WATER TREATMENT PLANT FOR THE INSTALLATION OF HIGH PRESSURE PUMP (HPP) NO. 8 AND THE EXPANSION OF POST TREATMENT IMPROVEMENT EQUIPMENT; AND 2) AWARD A TASK ORDER TO PROVIDE CONSTRUCTION PHASE ENGINEERING SERVICES
- C. 20-3577** AUTHORIZATION TO 1) AWARD A CONTRACT FOR THE WATER RECLAMATION FACILITY LIGHTING & LIGHTNING PROTECTION REPLACEMENT PROJECT; AND 2) AWARD A TASK ORDER TO PROVIDE CONSTRUCTION PHASE ENGINEERING SERVICES
- D. 20-3786** AUTHORIZATION TO AWARD A CONTRACT FOR UTILITY CALIBRATION SERVICES
- E. 20-3894** AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE LICENSES, MAINTENANCE AND SUPPORT FOR VARIOUS EXISTING GOVERNMENT SOFTWARE SUITES

- F. 20-3896** AUTHORIZATION TO CONTINUE UTILIZING AN AGREEMENT FOR DIGITAL COMPREHENSIVE COMMUNICATION ARCHIVING SERVICES
- G. 20-3971** AUTHORIZATION TO AWARD TWO CONTRACT FOR WELLFIELD REHABILITATION AND MAINTENANCE
- H. 20-4012** AUTHORIZATION TO CONTINUE UTILIZING A PALM BEACH COUNTY CONTRACT FOR THE PURCHASE AND DELIVERY OF HYDRANT ACTIVATOR CAPS
- I. 20-4067** AUTHORIZATION TO 1) UTILIZE A PALM BEACH COUNTY CONTRACT, AS A BASIS FOR PRICING FOR THE SOUTH SHORE BOULEVARD FORCE MAIN REPLACEMENT PHASE I PROJECT; AND2) AWARD A TASK ORDER TO PROVIDE CONSTRUCTION PHASE ENGINEERING SERVICES
- J. 20-4068** AUTHORIZATION TO AWARD A CONTRACT FOR THE RECONDITIONING OF THE TRASH RAKE AT PUMP STATION 8
- K. 20-4087** AUTHORIZATION TO CONTINUE UTILIZING A CITY OF BOCA RATON CONTRACT, AS A BASIS FOR PRICING, TO PROVIDE BANKING SERVICES, TO THE VILLAGE
- L. 20-4098** APPROVAL AND AUTHORIZATION FOR THE MAYOR TO EXECUTE A LOCAL AGENCY PROGRAM SUPPLEMENTAL AGREEMENT FOR THE AERO CLUB PROJECT
- M. 20-4105** RESOLUTION NO. R2020-64 (DIVERSITY CONSULTANT CONTRACT)
- A. A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE CONTINUED USE OF DIVERSITY CONSULTING SERVICES CONTRACT WITH K. MICHAEL SLATER; AND PROVIDING AN EFFECTIVE DATE.
- RESOLUTION NO. R2020-66 (GENERAL FUND BUDGET AMENDMENT)
- B. A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2020-2021 GENERAL FUND BUDGET TO FUND THE DIVERSITY CONSULTING SERVICES CONTRACT; AND PROVIDING AN EFFECTIVE DATE.
- N. 20-4071** RESOLUTION NO. R2020-57 (CODE COMPLIANCE LIEN REDUCTION FOR 1611 CABOT LANE C-5)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL COMPROMISING A LIEN ASSOCIATED WITH A CODE COMPLIANCE ACTION NOH-18-3666, 1611 CABOT LANE C-5, PURSUANT TO SECTION 2-199 OF THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

O. 20-4124 RESOLUTION NO. R2020-63 (KUNDRUN EQUESTRIAN ESTATE PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING PLAT OF KUNDRUN EQUESTRIAN ESTATE, BEING A REPLAT OF LOTS 4, 5, 8, 9 AND 10, BLOCK 9, PALM BEACH POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 133 THROUGH 136, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Mr. Schofield stated there were no comment cards on the Consent Agenda.

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

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

7. PUBLIC HEARINGS

A. 20-4100 ORDINANCE NO. 2020-16 (CHANGES TO CHAPTER 18 BUILDINGS AND BUILDING REGULATIONS OF WELLINGTON CODE OF THE ORDINANCES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL RELATING TO BUILDING CODES AND THE ADOPTION OF THE FLORIDA BUILDING CODE 7th EDITION (2020) AS REQUIRED BY STATE STATUTE; ADOPTING A LOCAL ADMINISTRATION SECTION AS PROVIDED FOR IN THE STATE BUILDING CODE BASED UPON THE BUILDING CODE ADVISORY BOARD OF PALM BEACH COUNTY MODEL AND BUILDING OFFICIALS ASSOCIATION OF FLORIDA MODEL; AMENDING SEC. 18.31 (1), (2), AND (3) REGARDING THE ADOPTION OF THE GROUP OF CODES KNOWN AS FLORIDA BUILDING CODE 7th EDITION (2020), INCLUDING THE: BUILDING, RESIDENTIAL, EXISTING BUILDING, ACCESSIBILITY, MECHANICAL, PLUMBING, FUEL GAS, ENERGY, NATIONAL ELECTRICAL CODE, THE FLORIDA

FIRE PREVENTION CODE AS AMENDED BY PALM BEACH COUNTY, INTERNATIONAL PROPERTY MAINTENANCE CODE; REPEALING AND READOPTING SEC. 18.32, WELLINGTON BUILDING CODE ADMINISTRATIVE CODE, IN ITS ENTIRETY; AMENDING SEC. 18.33 AMENDMENTS TO THE FLORIDA BUILDING CODE TO REFERENCE THE CHANGED SECTION REFERENCES OF THE STATE BUILDING CODE AND ADOPTING WINDSPEED MAPS; PROVIDING FOR CODIFICATION; PROVIDING AN ADOPTION DATE; PROVIDING A CONFLICTS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Tomasik explained to the Council that the ordinance is adopted every three years. He provided background information regarding the organizations involved in the development of the state code. He said Wellington is currently operating under the 2017 code. However, Wellington is up to date within the state and this adoption of the new code will go into effect on December 31, 2020. The Village is adopting all of the volumes of the Florida Building Code, National Electric Code, 2017 Florida Fire Prevention Code and the International Property Maintenance Code 2021. He further discussed the impacts of the changes to Chapter 1 of the Village's Building Code and the permit process. Mr. Tomasik discussed the Village's new software. Mr. Tomasik explained the building department review and permit process. He stated Florida statute relieves the new contractor from being held liable for previous improvements that they did not perform. He referenced owner/builder permits and stated they now have the option of closing permits that are 6 years or older that have not received a final inspection; and permits that may be of less importance.

Mayor Gerwig inquired about closing permits.

Mr. Tomasik also mentioned affidavits and explained what happens when the owner uses a private provider and the deadline for the issuance of a building permit.

Mayor Gerwig asked if the deadline for the issuance of building permits will affect the Village.

Mr. Tomasik explained the permit review process. He discussed threshold buildings (large buildings (more than two stories) with large assemblies), maps and revisions to forms.

Mr. Schofield asked Mr. Tomasik to clarify what is being changed for Wellington.

Mr. Tomasik stated most of the changes are legislative changes and the Village is required to adopt the Florida building code.

Councilman McGovern asked if there had been any changes since the first reading of the ordinance.

Mr. Tomasik stated that there had been no changes.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to open the public hearing.

There being no public comments, a motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to close the public hearing.

A motion was made by Councilman McGovern, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2020-16 (Changes to Chapter 18 Buildings and Building Regulations of the Wellington Code of Ordinances) on second and final reading.

B. 20-4108 ORDINANCE NO. 2020-12 (REPEAL AND REPLACE THE CAPITAL IMPROVEMENTS ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL AND REPLACE THE CAPITAL IMPROVEMENTS ELEMENT IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Stillings presented this item and submitted the staff report and file into the record. He stated the Comprehensive Plan is required by Chapter 163.3177, Florida Statute, and contains required elements and optional elements. He stated there are 11 elements and the elements are comprised of goals, objectives and policies which serve as guidelines and principles and all elements shall be coordinated. He said several elements include required maps adopted as part of the element. Mr. Stillings discussed previous adoption dates for the plan and briefly referenced the amendments. He stated this is a more complex update and the purpose is to reaffirm the policies that are still the vision of the Village, revise those that need tweaking and remove those that have been completed. He stated staff is addressing changes in community trends and shifting from development to that of preservation and protection. Wellington is relatively built out with only a handful of vacant properties left. Mr. Stillings stated this is about maintaining the community that has been created. He said staff is addressing certain Florida Statute requirements moving forward and removing some regulatory objectives that now reside in the Land Development Regulations (LDR). Mr. Stillings reviewed the process and stated this will be taken to committees and the Planning, Zoning and Adjustment Board (PZAB). He stated that this is required by Florida Statutes, addresses the services and facilities that the Village provides directly, and looks at the five year Capital budget and some long term spending that affect levels of service. This is only for facilities required by Florida Statute. He summarized the updates.

Mayor Gerwig asked if any of the committees or boards had reviewed the Capital Improvement portion.

Mr. Stillings replied affirmatively and stated the PZAB recommended approval. The Capital Improvement Budget is what Council adopted in September.

Public Hearing

A motion was made by Vice Mayor Siskind, seconded by Councilman Drahos, and unanimously passed (5-0) to open the public hearing.

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

A motion was made by Councilman Drahos, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2020-12 (Repeal and Replace The Capital Improvements Element) on first reading.

C. 20-4121 ORDINANCE NO. .2020-13 (COMPREHENSIVE PLAN AMENDMENT- FUTURE LAND USE MAP DESIGNATION FOR LOTIS WELLINGTON 10-ACRE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA] TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE (MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. He recommended that there be one public hearing for both ordinances (Item 7C and Item 7D) with two separate motions. In addition, Mr. Schofield recommended a separate presentation and vote for Item 7E.

Ms. Addie read the Ordinances by title.

Ms. Cohen stated the Comprehensive Plan Amendment is legislative but the rezoning is Quasi-Judicial. She stated that Item 7E is also Quasi-Judicial.

Ms. Cohen administered the oath to those who wished to speak on Items 7C, 7D and 7E.

Ex-parte Communications

Councilman Napoleone: Councilman Napoleone disclosed he met with the applicant, Mr. Markey, Ms. Merchant and staff. He stated they discussed the application and details of the Master Plan. Councilman Napoleone said he can be fair and impartial.

Councilman Drahos: Councilman Drahos disclosed he met with the applicant, Mr. Markey, Ms. Merchant and staff. He stated they discussed the application and details of the Master Plan. Councilman Drahos said he can be fair and impartial.

Mayor Gerwig: Mayor Gerwig disclosed she met with the applicant and Ms. Merchant in person and via Zoom about the project and spoke with Michaela Green, Executive Director of the Wellington Chamber of Commerce. She stated she also spoke with resident Joyce Miller from Black Diamond and spoke with resident Eric Taub who invited her to come to their HOA meeting to which she declined due to the Quasi-Judicial nature of the project. Mayor Gerwig said she can be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he met with the applicant, Ms. Merchant and staff in person and via Zoom about the project. He spoke to the Treasure Coast Regional Planning Council (TCRPC), Pam Tahan (WRMC), Tony Nelson (Premier Health), and with Mary Lou Bedford about apartments in the concentration area and whether or not there is a need for them. In addition, Councilman McGovern spoke with Mark Bellissimo, Richard Schecter and Jay Bosch from the Mall. He also spoke with Christina Romelus, Representative Joe Casello and Justin Katz from Boynton Beach, Joyce Miller from Black Diamond, and read a package that was sent to the Mayor. Councilman McGovern said he can be fair and impartial.

Vice Mayor Siskind: Vice Mayor Siskind disclosed she met with the applicant, Ms. Merchant and staff via Zoom about the project and she briefly spoke with her Planning, Zoning and Adjustment Board (PZAB) Appointee Jeffrey Robbert via text. Vice Mayor Siskind said she can be fair and impartial.

Mr. Tim Stillings stated staff will conduct a presentation for both applications and before Council tonight is the Comprehensive Plan Amendment for Parcel 2, Rezoning, Master Plan and Conditional Use. He said the overall site was historically used as a mining operation since 1983. Parcels 1, 3 and 4 were annexed into Wellington in 2004 and were approved with a mixed use/land use designation. In 2006, a master plan was approved for all three parcels. Parcel 2 was purchased from Palm Beach County in 2015 by Village Professional Park and was annexed into Wellington in 2016 but land use and zoning designations were not changed at that time and remained under Palm Beach County designations. The Parcel 2 land use and zoning designation is before Council tonight. Mr. Stillings explained that the Comprehensive Plan Amendment request is to amend the Future Land Use Map Designation for Parcel 2 from Palm Beach County Low Residential (LR) to Mixed Use (MU). He stated the rezoning request and map designation meets all of the criteria of the Comprehensive Plan and the Land Development Regulations (LDR). It is compatible with surrounding land use and zoning designations with the adjoining properties for the development proposal. This will allow for the development of the overall 64 acre mixed use project including all four parcels. At their October 14, 2020 meeting, PZAB recommended approval and Council approved the requests at the first reading.

Councilman McGovern asked if there have been any changes to the items since first reading.

Mr. Stillings stated there have been no changes for the land use and zoning.

Mr. Brian Terry, Insite Studio, Inc., stated he is present on behalf of the applicant and there are no new modifications or information since the first readings.

Public Hearing

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

Mr. Schofield explained that Council action on the Comprehensive Plan Future Land Use Map Amendment and Zoning Map Amendment does not obligate Council to take any action on the Master Plan. This is separate and independent from the Future Land Use Map Amendment and Zoning Map Amendment.

Public Comment:

1. Vice Mayor Siskind read a comment into the record from Eric Taub (who was present but did not wish to speak). Mr. Taub stated he is opposed to the project as it stands today.
2. Robert Hicks stated his concern is the water volume that is going to runoff from the property once it is developed.

Due to a request from Mayor Gerwig, Ms. Cohen explained the quasi-judicial process and why the comments for the master plan are to be heard separately.

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

Councilman Drahos asked Mr. Stillings to explain about the water runoff.

Mr. Stillings stated this is an issue that will be addressed as part of the Master Plan. The applicant is required to address all storm water retention within their site.

Councilman Drahos asked if staff has reviewed this and if this is resolved.

Mr. Stillings stated there will be conditions of approval and there has to be a full scale engineering of the site.

Mayor Gerwig asked if the drainage permits will be applied for by the applicant and if this is the same standard for everyone.

Mr. Schofield replied that there are specific criteria/regional rules from South Florida Water Management District (SFWMD) and Wellington's LDR requirements that the applicant will have to meet. He stated the applicant will have to show compliance with those requirements.

Mr. Stillings stated regarding the land use, staff reviews concurrency.

A motion was made by Councilman Napoleone, seconded by Councilman Drahos and unanimously passed (5-0) to approve Ordinance No. 2020-13 (Comprehensive Plan Amendment-Future Land Use Map Designation for Lotis Wellington 10-Acre) on second and final reading.

A motion was made by Councilman Napoleone, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2020-14 (Rezoning-Zoning Map Designation for Lotis Wellington 10-Acre) on second and final reading.

D. 20-4122 ORDINANCE NO. 2020-14 (REZONING- ZONING MAP DESIGNATION FOR LOTIS WELLINGTON 10-ACRE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item. He recommended that there be one public hearing for both ordinances (Item 7C and Item 7D) with two separate motions. In addition, Mr. Schofield recommended a separate presentation and vote for Item 7E.

Ms. Addie read the Ordinances by title.

Ms. Cohen stated the Comprehensive Plan Amendment is legislative but the rezoning is Quasi-Judicial. She stated that Item 7E is also Quasi-Judicial.

Ms. Cohen administered the oath to those who wished to speak on Items 7C, 7D and 7E.

Ex-parte Communications

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Councilman Drahos: Councilman Drahos disclosed he met with the applicant, Mr. Markey, Ms. Merchant and staff. He stated they discussed the application and details of the Master Plan. Councilman Drahos said he can be fair and impartial.

Mayor Gerwig: Mayor Gerwig disclosed she met with the applicant and Ms. Merchant in person and via Zoom about the project and spoke with Michaela Green, Executive Director of the Wellington Chamber of Commerce. She stated she also spoke with resident Joyce Miller from Black Diamond and spoke with resident Eric Taub who invited her to come to their HOA meeting to which she declined due to the Quasi-Judicial nature of the project. Mayor Gerwig said she can be fair and impartial.

Councilman McGovern: Councilman McGovern disclosed he met with the applicant, Ms. Merchant and staff in person and via Zoom about the project. He spoke to the Treasure Coast Regional Planning Council (TCRPC), Pam Tahan (WRMC), Tony Nelson (Premier Health), and with Mary Lou Bedford about apartments in the concentration area and whether or not there is a need for them. In addition, Councilman McGovern spoke with Mark Bellissimo, Richard Schecter and Jay Bosch from the Mall. He also spoke with Christina Romelus, Representative Joe Casello and Justin Katz from Boynton Beach, Joyce Miller from Black Diamond, and read a package that was sent to the Mayor. Councilman McGovern said he can be fair and impartial.

Vice Mayor Siskind: Vice Mayor Siskind disclosed she met with the applicant, Ms. Merchant and staff via Zoom about the project and she briefly spoke with her Planning, Zoning and Adjustment Board (PZAB) Appointee Jeffrey Robbert via text. Vice Mayor Siskind said she can be fair and impartial.

Mr. Tim Stillings stated staff will conduct a combined presentation for both applications. The details of the presentation and corresponding discussion is delineated under the previous item (Item 7C).

Public Hearing

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

Mr. Schofield explained that Council action on the Comprehensive Plan Future Land Use Map Amendment and Zoning Map Amendment does not obligate Council to take any action on the Master Plan. This is separate and independent from the Future Land Use Map Amendment and Zoning Map Amendment.

Public Comment:

1. Vice Mayor Siskind read a comment into the record from Eric Taub (who was present but did not wish to speak). Mr. Taub stated he is opposed to the project as it stands today.
2. Robert Hicks stated his concern is the water volume that is going to runoff from the property once it is developed.

Due to a request from Mayor Gerwig, Ms. Cohen explained the quasi-judicial process and why the comments for the master plan are to be heard separately.

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

A motion was made by Councilman Napoleone, seconded by Councilman Drahos and unanimously passed (5-0) to approve Ordinance No. 2020-13 (Comprehensive Plan Amendment-Future Land Use Map Designation for Lotis Wellington 10-Acre) on second and final reading.

A motion was made by Councilman Napoleone, seconded by Vice Mayor Siskind, and unanimously passed (5-0) to approve Ordinance No. 2020-14 (Rezoning-Zoning Map Designation for Lotis Wellington 10-Acre) on second and final reading.

E. 20-4123 RESOLUTION NO. R2020-48 (LOTIS WELLINGTON MASTER PLAN AND CONDITIONAL USES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2019-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2019-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED USE PROJECT CONSISTING OF 49,056 SQUARE FEET OF RESTAURANT AND RETAIL, 2,500 SQUARE FEET OF FINANCIAL INSTITUTION WITH DRIVE-THRU, 40,000 SQUARE FEET OF MEDICAL OFFICE, 16,700 SQUARE FEET OF PROFESSIONAL/GENERAL OFFICE, 191 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, A CONGREGATE LIVING FACILITY (CLF) WITH 150 INDEPENDENT LIVING UNITS AND 110 ASSISTED LIVING BEDS, A DAYCARE FACILITY FOR UP TO 210 CHILDREN, AND 28.4 ACRES OF OPEN SPACE INCLUSIVE OF A LAKE, CYPRESS PRESERVE, DOG PARK, AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC; APPROVING A CONDITIONAL USE FOR A FINANCIAL INSTITUTION WITH DRIVE-THRU, CLF TYPE 3, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

Ms. Addie read the Resolution by title.

Ms. Cohen stated that the witnesses are still sworn in and the ex parte disclosures from the previous two items (Items 7C and 7D) are applicable to this item.

Mr. Stillings stated the Master Plan is proposing a mixed use project. He highlighted the proposed uses for the project: restaurant and retail, financial institution with drive-through, general/professional office, medical office, multi-family residential, congregate living facility, daycare facility, open space and the greenway system which will be open to the public. He stated a request for conditional uses are also a part of the Master Plan for the drive-through for the financial institution, congregate living facility and daycare facility. He reviewed the proposed master plan (Pods A-G) and discussed Phase 1 and Phase 2 of the project. Mr. Stillings explained the different buildings and identified the different phasing lines of the project. He briefly explained the LDR standards and stated they have sufficient land area with a minimum number of uses (commercial and office use) and are at half of the maximum FAR requirements allowed. They have provided private recreation in excess of the minimum requirement. Regarding public recreation and civic land dedication, they have provided 3.46 acres. In the conditions of approval, staff is mitigating the difference in terms of in lieu fees and payments to address that requirement. He reviewed the LDR parking standards in relation to the project. Mr. Stillings discussed the LDR standards for height and stated it is within the maximum allowed along State Road 7 for these particular uses. Mr. Stillings stated the project is well under the maximum number of residential units allowed. He reviewed the comments from PZAB, Black Diamond residents and stated PZAB recommended approval with conditions. He discussed the amendments provided to Council and referenced the new condition added regarding the traffic mast arm installation at the entrance. In Section 18E, there was clarification requested by the applicant about access easements and the timing of the dedications. He also discussed changes to Section 18G. Mr. Stillings stated the applicant will speak to the financing regarding Phase 1 and Phase 2.

Mayor Gerwig inquired about the traffic mast arm.

Councilman Drahos asked about Subsection E.

Mr. Stillings discussed the concern of the applicant about being held up by the adjacent property regarding access easements. He stated the applicants will have to handle the agreements privately. He continued to review the conditions.

Councilman Napoleone suggested that age restrictions be placed back into the conditions.

Mr. Stillings stated Condition #50 was a clarification regarding the property relating to cross access and shared easement arrangements.

Councilman Napoleone stated Condition #60 is inconsistent with the existing Condition #20.

Mr. Stillings stated that Condition #20 is the county's language.

Councilman Drahos asked if the Village is required to adopt the county's language.

Mr. Stillings stated staff will review the language.

Mayor Gerwig asked where does it leave the applicant if the Village requires something to be constructed and the County will not allow it.

Councilman Drahos asked specifically about the independent/assisted living and asked if this allows them to not meet the Village's parking requirements.

Mr. Stillings stated the applicant has to present documentation to support their position. He briefly discussed the spaces per unit, bed distribution and number of employees.

Mayor Gerwig stated it was based on staff's analysis of the applicant's submittal.

Mr. John Markey stated he would like to reiterate his commitment and concern for the community to come up with a project that is what the community wants. He stated this has been a group effort extended across uses, traffic and building heights in terms of what is best for the community.

Mr. Brian Terry, Insite studio, planning + landscape architecture, on behalf of the applicant, conducted a presentation and stated he will try to address the Council's comments regarding conditions of approval. He briefly referenced the location of the property itself and showed a summary of the four applications as part of the overall project. He stated the first two have already been approved and now they are discussing the Master Plan and corresponding conditions associated with the Master Plan. He spoke about the land use and zoning designation for Parcel 2 and referenced the previously approved Master Plan from 2006. He stated the proposed application is of higher quality and value that will be a great asset to Wellington. Mr. Terry stated people cannot see into the property from State Road 7 and the site had been a mining operation since the 1980's. Mr. Terry discussed the environmental quality documentation from Ecotone Services. He stated within the overall project there are three Wetlands (WL1, WL2 and WL3) which were previously mitigated. Currently, WL2 is on the 10 acre site and is being handled through this application process. WL1 is a cypress dome and is being preserved and incorporated into the recreational amenities and open space. He stated there will be conservation easements and maintenance to be preserved in the long term. Mr. Terry referenced the letter from the Army Corp of Engineers and they are not claiming any of the jurisdictional wetlands/water body. He stated this is a large and complicated project that they have been working on for over a year with staff and discussed community outreach regarding the project. Mr. Terry spoke of the letter of support from Wellington Regional Medical Center (WRMC) and referenced communities they have spoken with about the project (Stonehaven and Wellington's Edge). He stated they are continuing to work out details about cross access. He stated they also met with Black Diamond regarding their concerns for safety. He referenced the Master Plan and corresponding Pods. He said the plan has evolved significantly and feels this is the appropriate configuration of uses. Mr. Terry stated this is a conceptual plan and showed Council some images of the commercial, multi-family units, park, open space and greenway aspects of the plan.

Mayor Gerwig asked what is to the south.

Mr. Terry stated that is two story residential.

Councilman McGovern inquired about the number of two story townhomes.

Councilman Drahos asked if the townhomes will be gated.

Mr. Terry replied affirmatively and further explained the plan and location of the traffic signal.

Councilman Drahos asked if it will be considered as one community and not three separate communities.

Mr. Terry replied affirmatively.

Councilman McGovern asked if there will be a barrier for security.

Mr. Terry stated there will be barriers/fencing as people move within the residential community from building to building. He stated the residential patios have direct access to the greenway.

Councilman McGovern inquired about the public's access to the greenway.

Mr. Terry explained how that access would work for residents.

Mayor Gerwig asked about the storage facility and surgical center.

Mr. Terry referenced the north/south roadway and other access points. He also explained vehicle access points from Wellington Regional Medical Center (WRMC). He stated they spoke with Wellington's Edge about a pedestrian access point.

Councilman Drahos asked about the renderings for the access point.

Mr. Terry provided a hard copies of the renderings for the access point to Council.

Councilman Drahos asked if the residents want the access point, in which phase of the project will it be completed.

Mr. Terry stated the western portion of the greenway will be completed in Phase 3.

Councilman McGovern asked where the fencing will be placed for Black Diamond.

Mr. Terry discussed the proposed internal fencing and the extension of the fence across the entire northern boundary of the lake and down to the west end of the lake.

Councilman Drahos asked what type of fence will be used.

Mr. Terry stated they are proposing a vinyl coated chain link fence that you can put hedging against so that the fence is basically covered and cannot be seen. He stated there will be no public access to the assisted living facilities from the greenway nor greenway west.

Councilman McGovern stated the fence line will be from the entire northern edge to the entire west edge.

Councilman Drahos stated this is calling for Class A in terms of landscape buffering.

Mr. Terry referenced the graphic for the landscape.

Mayor Gerwig stated the Village requires hedging.

Mr. Terry stated the greenway will have additional landscaping also. He stated they were sensitive to sizes and locations of buildings near Wellington's Edge. He stated they are open to their comments and are waiting for their feedback. Mr. Terry discussed the traffic signal construction in timing with the certificate of occupancy (CO) being issued. He stated they are going to build the signal and highlighted the movement of traffic near that intersection. He referenced the turn lanes. He showed Council letters from WRMC, Palm Beach County and Florida Department of Transportation (FDOT) specific to traffic. He stated phasing is a part of the conditions of approval of the Master Plan. He discussed the specifics of Phase 1 and Phase 2. Mr. Terry showed additional representations of the project.

Councilman Drahos asked about the rents for the apartments.

Mr. Markey stated he will build and own the apartments. He stated he would rather not discuss the rents since that is proprietary in a competitive market at this time.

Councilman Drahos asked about the number of bedrooms for the apartments.

Mayor Gerwig asked if the hospital has shown any interest in the apartments or the daycare.

Mr. Markey stated he is having conversations regarding the apartments and daycare with the hospital.

Councilman Napoleone asked about operators for the daycare and assisted living facility (ALF) and independent living facility (ILF).

Councilman Drahos asked if the townhomes are for purchase or for rent.

Mr. Markey stated the townhomes are for rent. He explained the townhomes have 3 bedrooms and apartments have 1 or 2 bedrooms.

Mr. Terry said approximately 42.4% are one bedroom, 40.8% are two bedrooms and 12.6% are three bedrooms.

Councilman Drahos stated this is relevant to the parking study.

Mr. Terry stated they are meeting the parking requirement related to this community. He explained the potential site development phasing (Condition #5A and #5B). He also highlighted Phase 3, which is the assisted living facility and the remainder of the greenway.

Councilman McGovern inquired about additional improvements to the lake.

Mr. Markey stated they need to enlarge the lake for water storage calculations and they need to re-sculpture the banks of the lake.

Mr. Terry showed a rendering of the entrance into the assisted living facility. He stated Phase 3 is where the parking reduction has been requested. He reviewed the independent living breakdown regarding parking spaces per resident, average age of tenants and number of bedrooms. He referenced the scale of the lake and greenway.

Vice Mayor Siskind asked if there are any proposed activities for the lake.

Mr. Terry stated that is not proposed at this time. In addition, Mr. Markey stated there is a certain liability associated with that.

Councilman Drahos asked if the applicant is going to maintain the greenway and its uses.

Mr. Terry stated it is their maintenance obligation. He outlined the approximate financial impact of the Lotis Wellington Project. He stated staff is recommending approval of the items. Mr. Terry showed Council a video of the project.

Vice Mayor Siskind asked about names of retailers or restaurants that are interested in being a part of this project.

Mr. Markey stated they are upscale tenant restaurants for the front pieces on 441.

Public Hearing

A motion was made by Councilman Napoleone, seconded by Councilman Drahos, and unanimously passed (5-0) to open the public hearing.

Public Comment:

1. Arthur Zahreciyan, representing Black Diamond, thanked Council for holding the meeting in person. He stated he comes with concerns from Black Diamond and opposition to certain components of the project.
2. Robert Hicks thanked Council for being here. He read comments into the record from Joyce Miller who feels Mr. Markey is headed in the right direction with the project. Mr. Hicks spoke regarding traffic and car insurance.
3. Ovid Battat, resident of Black Diamond, stated he has multiple concerns regarding the project. His primary concerns are traffic, green space and businesses that are currently in Wellington that are hurting due to the pandemic.
4. Eric Taub, resident of Black Diamond, stated he shares multiple concerns with many residents. He commented regarding allowable parking and stated this will be a traffic nightmare. He also discussed the greenspace and is concerned about the dog park.

Vice Mayor Siskind read comment cards into the record for those who were present but did not wish to speak: Noah Battat, Cervantes (?) and Ram Jadvani who were opposed regarding certain components of the project and had concerns regarding safety.

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

Councilman Drahos asked about the CLF and asked if the applicant decided not to do this and wanted apartments instead, will the applicant have to come back to Council.

Mr. Stillings replied affirmatively and stated they would have to address the parking requirement and would also have to address the school district's requirement.

Councilman Napoleone asked if any changes to intensity and density or usage have to come back Council.

Mr. Stillings stated yes.

Councilman McGovern asked if the financial institution with drive thru becomes untenable how that be handled.

Mr. Stillings stated that would require a change in use and master plan modification that requires Council approval.

Councilman McGovern asked if there is a bank partner right now.

Mayor Gerwig asked if the bank wants the drive through.

Mr. Markey stated there is a bank partner and they do want the drive through.

Vice Mayor Siskind stated the drive through is a condition of the bank being there.

Councilman Napoleone asked if the Village has any other daycare with 210 children.

Mr. Stillings discussed daycare capacity throughout the Village.

Councilman McGovern asked if they are built to their capacity.

Mr. Stillings responded in the affirmative.

Councilman McGovern asked, in regards to the agreement to fence certain portions, if Mr. Markey is amenable to adding that as Condition #61.

Mr. Markey stated he is amenable to that adding that condition.

Ms. Cohen stated there is a typographical error under Condition #5.

Mayor Gerwig asked what is the building directly bordering the adjacent property.

Mr. Stillings explained that a storage facility, surgical center and medical offices are currently there.

Mayor Gerwig asked how tall the storage facility is.

Mr. Stillings stated it is approximately two stories.

Councilman McGovern asked Mr. Stillings to discuss the height of the surrounding buildings.

Councilman Napoleone asked why the ALF is between two to three stories.

Councilman McGovern asked what the distance from the four story building to Wellington's Edge is.

Mr. Markey stated it is in excess of one hundred feet.

Councilman Drahos spoke about the preserves and the property to the north.

Mayor Gerwig commented regarding the greenway and Wellington's Edge.

Councilman Drahos spoke about the greenway and access coming as a part of Phase 3.

Vice Mayor Siskind stated the concern of Wellington's Edge is people gaining access to their development from the project. She asked if they were willing to put in cameras at the dog park.

Mr. Markey stated he would be willing to place cameras in the dog park.

Councilman Napoleone asked about the traffic impacts by the project and having the traffic light placed there.

Mr. Stillings discussed the traffic impact and stated they came in below the traffic thresholds for that previous master plan. He stated it provides connectivity to the north and south properties and removes some pressure from the Forest Hill and State Road 7 intersection.

Councilman Drahos asked why the greenway would not be completed until Phase 3.

Mr. Markey responded and stated there are practical construction considerations driving this.

Mayor Gerwig stated this has been going on for a long time and the applicant has been working with staff and diligently complying with the percentages the Village is looking for. She stated the Village lacks a mixed use project. She gave comments and stated this has been done very well.

Councilman Napoleone stated the way the project is structured, this is a good example of a mixed use project with the use of the greenway being open to the public. He stated this is overall a good project.

Councilman Drahos stated this is a very intelligently designed project. He stated this project will feed well off of the hospital and feels that will be successful. He referenced the CLF aspect of the project. He stated this is a well thought out project in terms of the impact to the community. He stated he hopes this succeeds and he appreciates the effort put into this.

Councilman McGovern asked about the previous master plan for that site that expired and asked what the timeline is under which this master plan expires.

Mr. Stillings stated the expired date is due to traffic and the governor can extend deadlines of master plans by executive orders. He stated extensions can be granted for 12 months by staff but after that it has to come back to Council.

Councilman McGovern thanked the applicant and the staff for their work on this. He stated this is a good project and asked Mr. Markey to speak to completing the project.

Mr. Markey stated it is his intent to build this and hold for portfolio. He stated he would not sell the commercial, restaurants, retail, daycare or multi-family.

Vice Mayor Siskind asked if this is under the maximum residential units allowed.

Mr. Stillings replied yes.

Vice Mayor Siskind stated she likes the greenspace recreational component. She stated this is a really good project.

A motion was made by Councilman Drahos, seconded by Councilman Napoleone and unanimously passed (5-0) to approve Resolution No. R2020-48 (Lotis Wellington Master Plan and Conditional Uses) as amended.

8. REGULAR AGENDA

- A. 20-4140** DISCUSSION AND CONSIDERATION OF VILLAGE MANAGER'S CONTRACT AND APPROVAL OF RELATED RESOLUTION NO. R2020-65

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE THE EMPLOYMENT AGREEMENT BETWEEN WELLINGTON AND JAMES BARNES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the item.

Ms. Cohen presented this item. She stated Councilman McGovern and Jim Barnes have both agreed to the terms of the contract.

Councilman McGovern stated the timeframe of 2021 to 2023 takes into consideration the attorney's contract, elections, etc. He stated it was important to negotiate a contract to allow for the transition of managers. He stated Mr. Barnes wants this to work for the long term. He stated he believes Mr. Barnes will succeed. Councilman McGovern said the contract calls for a 2% merit increase each year, residency requirement, reduces severance pay to 12 weeks and he thinks this contract is good. He stated Mr. Barnes was a full partner and wanted to get this done.

Councilman Drahos stated the professionalism should be recognized on both parts and thanked Councilman McGovern for negotiating the contract on behalf of Council. He stated the Village has the right guy and an excellent candidate in Mr. Barnes and he is excited to work with him. He stated Council wants him to succeed in this role.

Councilman Napoleone stated Mr. Barnes is the right person to fill the large shoes of Mr. Schofield. He stated this is a good contract and the plan is for Mr. Barnes to be here well beyond the two year contract. He stated Council is more than excited to work with Mr. Barnes during the transition. He stated he appreciated everyone getting the contract completed.

Vice Mayor Siskind stated Council was fortunate to have Mr. Barnes to step in and thanked Councilman McGovern for negotiating the contract. She stated it is a good contract and she is looking forward to working with Mr. Barnes.

Mayor Gerwig asked about the auto allowance in comparison to Mr. Schofield's current car allowance. She stated it seemed quite a bit higher.

Mr. Barnes stated it is in line with what the market is for other managers.

A motion was made by Councilman Drahos, seconded by Vice Mayor Siskind, and passed (5-0), to approve Resolution No. R2020-65 (Contract with Mr. Barnes for the Village Manager position).

9. PUBLIC FORUM

Mr. Schofield indicated no public comment cards were received.

10. ATTORNEY'S REPORT

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

- Ms. Cohen stated that the Montemayor vs. Village of Wellington case was dismissed.

11. MANAGER'S REPORT

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

- The Next Regular Council Meeting will be held on Tuesday, January 12, 2021, at 7:00 P.M.
- There is no second meeting for the month of December.
- Village Offices will be closed on Thursday, December 24, 2020, and Friday, December 25, 2020 in observance of Christmas Eve and Christmas Day, respectively.
- Village Offices will be closed on Thursday, December 31, 2020, and Friday, January 1, 2021 in observance of New Year's Eve and New Year's Day, respectively.

Mr. Barnes stated fireworks are scheduled for January 1, 2021 celebrating the New Year and the beginning of Wellington's 25th Anniversary and will be held at Wellington Green Park and visible from neighborhoods nearby and will be similar to the socially distanced event held on July 4th. It will also be simulcast.

12. COUNCIL REPORTS

COUNCILMAN MCGOVERN: Councilman McGovern presented the following report:

- Councilman McGovern stated that tomorrow night is the neighborhood watch village wide meeting with the public safety committee and discussion of the golf cart plan.

Mr. Barnes stated tomorrow night is a virtual neighborhood watch meeting and is open to Village residents. He stated Zoom has a capacity of 100 people. However, the Village will change it to a webinar format to accommodate as many people as possible. He stated Mike O'Dell will present the golf cart plan.

Mayor Gerwig asked if it was the presentation the Council has already seen.

Mr. Barnes replied affirmatively.

- Councilman McGovern commented regarding the full holiday schedule. He said that the boat parade is Saturday, December 12, 2020, Kwanzaa is December 18, 2020 from 5:00 p.m. to 9:00 p.m. and the Village is gathering gift cards for the toy drive. He stated the Menorah lighting is Thursday, December 10, 2020.

Mr. Barnes said the Menorah lighting and Kwanzaa celebrations will take place virtually. He stated the toy drive will be a drive through scenario. The Village has partnered with Freedom Fighters for Justice and the Crowned Pearls who have put together a Kwanzaa celebration that will be put forth December 26, 2020 through January 1, 2021. Mr. Barnes stated there will not be a companion event due to COVID-19 concerns and CDC precautions and protocols. The Freedom Fighters have a presence at the Twilight Green Market and will provide information about Kwanzaa at the Promenade. Mr. Barnes stated the holiday display at the Promenade can be enjoyed by everyone at any time.

Councilman Drahos asked who is organizing and judging the boat parade.

Mr. Barnes stated due to CDC guidelines that there will be no judging of the boat parade.

Councilman Napoleone stated it is an exhibition not a competition.

Mayor Gerwig stated some people had questioned why the boat parade is being allowed since the holiday parade is not.

Mr. Barnes stated the parades are fundamentally different.

- Councilman McGovern said the Village is also showing movies at the amphitheater.

Mr. Barnes stated the movies are being shown with CDC guidelines.

- Councilman McGovern commented regarding the rise in the number of COVID-19 cases. He stated the testing site is still available.

Mr. Barnes discussed the testing site and stated staff is talking with the county regarding the test kits and funding in relation to the Interlocal agreement.

Councilman Drahos commented regarding the testing site and asked that Mr. Barnes keep Council in the loop.

Mayor Gerwig stated the facility is not only available to Wellington residents but is open to anyone. She asked who is performing the contact tracing.

Mr. Barnes stated contact tracing is done by the health department.

VICE MAYOR SISKIND: Vice Mayor Siskind presented the following report:

- Vice Mayor Siskind stated a few weeks ago residents reached out to her regarding Airbnb and misinterpretation of the Village's ordinance. She stated she contacted Representative Willhite and thanked Ms. Cohen for writing a letter to Airbnb who will update their site with correct information.
- Vice Mayor Siskind recognized Vincermos and stated they are having an online wine auction to raise money. She stated they do great work.
- Vice Mayor Siskind stated this is Mr. Schofield's last meeting on the dais and asked if they would like to commemorate this with a picture.
- Vice Mayor Siskind wished everyone a safe, relaxing and peaceful holiday season.

COUNCILMAN DRAHOS: Councilman Drahos presented the following report:

- Councilman Drahos stated he has no further comments.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report:

- Councilman Napoleone wished everyone a Happy Hanukkah, Merry Christmas, Happy Kwanzaa and Happy New Year. He encouraged everyone to be safe, healthy and to have a good holiday.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- Mayor Gerwig congratulated the Wellington Chamber of Commerce on the Winterfest. She stated it was fun and there is a nice photo gallery.
- Mayor Gerwig wished everyone a Happy Hanukkah, Merry Christmas and Happy Kwanzaa.
- Mayor Gerwig thanked the Literacy Coalition for recognizing the Village and recognized staff for their work on Read for the Record.
- Mayor Gerwig stated the Palm Beach County League of Cities is collecting toys that will be donated to Pahokee, South Bay and Belle Glade. Mayor Gerwig reiterated that Wellington is not doing the traditional toy drive but is doing gift cards for families instead due to CDC guidelines.

Councilman McGovern stated Wellington is still doing food distribution on Tuesdays.

Mayor Gerwig asked how long the Village will continue the food distribution.

Mr. Barnes stated Feeding South Florida has committed to continuing the distribution indefinitely at this point and the Village has committed to continue providing this on Tuesdays until further notice from Feeding South Florida.

- Mayor Gerwig stated the Village should consider a stop date on this at some point. She stated the needs of the Village's communities should be considered. Mayor Gerwig said she would like to target Wellington's communities and commended the partners who have been out there every week.

There was brief discussion regarding Feeding South Florida.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 10:30 PM.

Approved:

Anne Gerwig, Mayor

Chevelle D. Addie, Village Clerk