

MINUTES

REGULAR MEETING OF THE WELLINGTON VILLAGE COUNCIL

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

**Tuesday, September 28, 2021
7:00 p.m.**

Pursuant to the foregoing notice, a Regular Meeting of the Wellington Council was held on Tuesday, September 28, 2021, commencing at 7:00 p.m. at Wellington Village Hall, 12300 Forest Hill Boulevard, Wellington, FL 33414.

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

Advisors to the Council: Jim Barnes, Manager; Laurie Cohen, Attorney; Tanya Quickel, Deputy Village Manager; Ed De La Vega, 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** – Wellington Elementary Cub Scouts led the Pledge of Allegiance.
- 3. INVOCATION** – Deacon Pete Del Valle, St. Therese de Lisieux Catholic Church, delivered the invocation.
- 4. APPROVAL OF AGENDA**

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

- 1) Remove Consent Item 6E, Authorization to Award Contracts with Multiple Firms for: 1) Water and Wastewater Treatment Engineering; 2) Utility General Civil, Water Distribution and Storage, and Wastewater Collection Engineering; 3) Civil Engineering; 4) Traffic Engineering; and Related Consulting Services, to the Regular Agenda as Item 8C.
- 2) For Public Hearing Item 7E, Resolution No. R2021-48 (Valerie's Place Type 2A CLF), the applicant requested that the item be postponed to a date certain of the October 26, 2021 Council Meeting.

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

5. PRESENTATIONS AND PROCLAMATIONS

Mr. Barnes indicated there were no Presentations and Proclamations.

6. CONSENT AGENDA

- A. **21-4646** MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETINGS OF AUGUST 10, 2021 AND SEPTEMBER 13, 2021
- B. **21-4412** AUTHORIZATION TO AWARD A CONTRACT FOR THE PURCHASE AND DELIVERY OF SPORTS UNIFORMS
- C. **21-4595** AUTHORIZATION TO UTILIZE MULTIPLE CONTRACTS FOR THE PURCHASE AND DELIVERY OF A VEHICLE AND EQUIPMENT; AND AUTHORIZATION TO DISPOSE OF EXISTING SURPLUS EQUIPMENT
- D. **21-4599** RESOLUTION NO. R2021-47 (WELLINGTON HISTORICAL SOCIETY AGREEMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPROVING AN AGREEMENT FOR HISTORICAL SERVICES BETWEEN THE VILLAGE OF WELLINGTON AND THE WELLINGTON HISTORICAL SOCIETY, INC.; AND PROVIDING AN EFFECTIVE DATE.

- E. ~~**21-4635** — AUTHORIZATION TO AWARD CONTRACTS WITH MULTIPLE FIRMS FOR: 1) WATER AND WASTEWATER TREATMENT ENGINEERING; 2) UTILITY GENERAL CIVIL, WATER DISTRIBUTION AND STORAGE, AND WASTEWATER COLLECTION ENGINEERING; 3) CIVIL ENGINEERING; 4) TRAFFIC ENGINEERING; AND RELATED CONSULTING SERVICES (MOVED TO THE REGULAR AGENDA AS ITEM 8C)~~
- F. **21-4636** AUTHORIZATION TO EXECUTE A GUARANTEED MAXIMUM PRICE (GMP) AMENDMENT FOR THE WATER TREATMENT PLANT (WTP) STORAGE TANK CLEANING AND INSPECTION SERVICES PROJECT
- G. **21-4650** RESOLUTION NO. R2021-51 (EMPLOYEE HEALTH INSURANCE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MANAGER TO (1) AWARD A CONSUMER DRIVEN HEALTH PLAN (CDHP) AGREEMENT WITH CIGNA HEALTHCARE TO PROVIDE HEALTH INSURANCE TO ELIGIBLE EMPLOYEES, DEPENDENTS, AND RETIREES, AND APPROVE

HRA FUNDING FOR EACH ELIGIBLE EMPLOYEE TO COVER ALL COSTS ASSOCIATED WITH ANNUAL DEDUCTIBLES; (2) RENEW A CONTRACT WITH CIGNA TO PROVIDE DENTAL INSURANCE TO ELIGIBLE EMPLOYEES, DEPENDENTS, AND RETIREES; (3) RENEW A CONTRACT WITH HUMANA TO PROVIDE VISION INSURANCE TO ELIGIBLE EMPLOYEES, DEPENDENTS AND RETIREES; (4) RENEW A CONTRACT WITH CIGNA GROUP BENEFITS TO PROVIDE LIFE/AD&D AND DISABILITY INSURANCE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes stated there was one comment card on the Consent Agenda.

Public Comment:

1. Susan Bierer, President of the Wellington Historical Society, introduced board members who attended the meeting. She stated they support the agreement between the Village and the Historical Society and it is a big step forward in the partnership with the Village. Ms. Bierer stated they appreciate the time and effort of the Village staff and provided a brief overview of the Historical Society's plans for future events and activities.

Mayor Gerwig thanked Mr. Barnes for bringing the agreement forward.

Councilman Drahos stated this agreement would benefit the Village for years to come.

Councilwoman Siskind stated she concurs and she is looking forward to the continuation of events.

Councilman Napoleone commented regarding the photos at the Who's Who Picnic. He said that was a good event.

Vice Mayor McGovern stated this is fitting to do this in the 25th Anniversary of Wellington's Incorporation and the agreement is a wonderful thing.

Councilwoman Siskind thanked Ms. Cohen for the work she completed when she served as a board member.

Ms. Cohen stated she would remain a Historical Society member and volunteer.

Mayor Gerwig mentioned Judge Howard Coates who was instrumental in forming Wellington's Historical Society and thanked the board members for being present tonight.

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

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

7. PUBLIC HEARINGS

A. 21-4433 SECOND PUBLIC HEARING TO ADOPT THE FY 2021/2022 MILLAGE RATE AND ANNUAL BUDGET FOR WELLINGTON

I. RESOLUTION NO. R2021-58 (MILLAGE RATE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING THE TAX LEVY AND MILLAGE RATE FOR WELLINGTON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

II. RESOLUTION NO. R2021-59 (WELLINGTON BUDGET)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ADOPTING A BUDGET FOR THE VILLAGE OF WELLINGTON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Quickel indicated this is the second Public Hearing to adopt the millage rate and budget for Fiscal Year (FY) 2022. Ms. Quickel stated Wellington adopted the rates and budget for ACME, Solid Waste, Water/Wastewater, Lake Wellington Professional Center (LWPC) and Saddle Trail on August 10, 2021.

Ms. Quickel stated that Village departments and staff are dedicated to Wellington's long-term vision: A Great Hometown, Great Neighborhoods, Great Schools and Great Parks. Wellington's budget process starts with the five (5) fundamentals: Neighborhood Renaissance, Economic Development, Protecting Our Investment, Responsive Government, and Respecting the Environment. She informed Council that staff focused on infrastructure and facility maintenance, full recreation, community and athletic programs, investment in projects that keep Wellington a great hometown, planning for sustainability, financial planning and stability, technologies that improve productivity, cybersecurity and reduced costs, and inclusionary government.

Ms. Quickel thanked Council for the opportunity to present the revised FY 2022 budget. The foundation of the budget begins with Wellington. Following through with the information from the Directions Workshop, staff worked to prepare a budget that both provides for the Village while forging a progressive path. It has been another great year for the Village given the challenges amid the pandemic and resulting economic concerns. Ms. Quickel stated the Village has so much to be proud of because it is stronger today than it was before. Wellington is sustainable and stable and its future is bright. That does not happen accidentally. The budget honors Council's commitment to the residents, neighborhoods and businesses with strong fiscal responsibilities as evidenced by Council direction and policies. This budget continues moving Wellington forward.

Ms. Quickel stated the FY 2022 proposed budget is a marked change from last year's budget.

Staff is addressing capital projects while maintaining the same millage and ACME assessment rates. The total proposed FY 2022 budget is \$134 million, which is \$32 million more than the current year's budget of \$101.6 million. The increase is primarily due to resumption of full capital project budgeting which was drastically reduced in FY 2021 due to the pandemic. The FY 2022 total Capital Projects Budget, across all funds, is \$31 million. One-Time Governmental Projects stand at \$16 million. The Utility Projects are \$11.6 million and Ongoing Programs are \$3.2 million. Ms. Quickel explained what each category included.

Ms. Quickel indicated the proposed FY 2022 millage rate is 2.47 mills, which represents the planning for a stable millage rate. She stated there is a range of tax impacts on various assessed values for both homesteaded and non-homesteaded properties. Therefore, while the millage rate is unchanged, homeowners may see an increase in their taxes if their property value increases. Within Wellington, there are 22,900 properties with a total taxable value of \$9.3 billion dollars, which represents an increase in value of 5.33% from 2020 to 2021. This is the ninth year of increased property values since 2013. Of the 22,900 properties, 60% are residential properties with homestead exemptions and less than 1% are vacant properties.

Ms. Quickel indicated 16% of the total tax bill goes to Wellington. The largest portion of the tax bill is paid to the School District of Palm Beach County and next to Palm Beach County itself. She further provided a breakdown of Wellington's portion of the tax bill.

Ms. Quickel stated the FY 2022 preliminary budget for all funds as revised has total revenues of \$91.1 million and total expenditures of \$114.3 million. The chart shown excludes transfers and budgeted use of reserves. She stated staff is using reserves as shown to balance the budget as planned with no increase in millage or the ACME non ad valorem assessment rate.

Ms. Quickel stated there is no doubt that Wellington can withstand challenges. The finances took a hit from COVID and the Village lost significant revenues in charges for services for Parks & Recreation Programming and Sales Surtax Collection. However, Wellington was able to maintain high levels of service and stay financially sound by deferring capital projects last year among other sensible steps. The property values increased for the ninth straight year and the Village's revenue sources are recovering. The American Rescue Plan and Cares Act have and will continue to help especially when focused on critical needs like infrastructure, neighborhood grants, testing and food distribution sites and revenue recovery.

Ms. Quickel showed Council a slide that highlighted the various revenues included in the budget with a marked increase in capital projects:

- 32% comes from Transfers & Reserves;
- 20% comes from Charges for Services;
- 16% comes from Ad Valorem Property Taxes;
- 10% comes from Utility, Fuel & Service Taxes;
- 7% comes from Non Ad Valorem Assessments;
- 7% comes from Permits, Fees & Special Assessments;
- 6% comes from Sales Taxes, Grants and Intergovernmental Revenues; and
- 2% comes from Impact Fees, Misc., and Interest.

Ms. Quickel said the FY 2022 budget is about collaboration and inclusion and prioritizes community services, focuses on public health and safety, includes quality of life initiatives through critical programs and services, and continues to promote economic development.

Ms. Quickel indicated staff is proposing no change to the ad valorem millage rate from this year and for it to remain at 2.47 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 stated staff has worked to continue outstanding service in all of the Village's departments and throughout the pandemic. Staff expanded offerings creatively and through technology and staff continues to incorporate options to improve accessibility by the residents.

Ms. Quickel showed Council a slide that highlighted the various expenses included in the budget:

- 23% goes to Capital Projects;
- 17% goes to Transfers, Debt Service and Non-Departmental;
- 16% goes to Utilities and Solid Waste;
- 15% goes to Public Works & ACME;
- 12% goes to Public Safety;
- 11% goes to General Government;
- 4% goes to Recreation and Culture;
- 2% goes to Planning, Zoning & CDBG.

Ms. Quickel highlighted what is included in the budget for Parks & Recreation, Public Safety, Neighborhoods, Public Works, Community, Education, Technology and Solid Waste & Utilities. She also reviewed the recent accomplishments: Partnership with PBSO, Youth Programs, Partnerships in Programs and Events, Distributed Grants and Assistance and Completed Projects.

Ms. Quickel stated the FY 2022 budget retains Wellington's strong financial position with projected General Fund Unassigned Reserves remaining at \$17 million or 29% of projected expenditures. To balance the FY 2022 Budget, staff is using \$2.1 million in General Fund Reserves, American Rescue Funds of \$3.7 million, \$531,063 from ACME Reserves, \$1.7 million in Building Reserves and \$750,000 in Gas Tax Maintenance Reserves.

Ms. Quickel stated Wellington remains Number 16 on Florida's 20 Safest Cities; "the Winter Equestrian Capital of the World"; 1 of the "8 Best Places to Retire in the U.S."; Number 23 on the list of "Best Cities to Live in Florida"; 2021 Utility of The Future: 1 of 39 recognized across the nation. In addition, multiple departments have been recognized with multiple awards.

Ms. Quickel reiterated that even after experiencing challenges last year due to the pandemic, Wellington retained its fiscal strength with significant capital improvements and resilience of residents and businesses, and Council's continued commitment to fiscal responsibility and stability. She thanked Council, Administration and Staff for their engagement throughout the year and dedicated work to ensure Wellington has a balanced, fiscally responsible annual budget.

Vice Mayor McGovern commended and thanked Ms. Quickel and team. He stated she and her team are the driving force behind the budget.

Ms. Quickel commended Christine Wadleigh, Ana Acevedo, Department Directors and the entire group who worked on the budget.

Mayor Gerwig stated this has been a process that the Village had been engaged in and she appreciates the work that went into it. She asked where is economic development funded in this budget.

Ms. Quickel stated economic development is handled within the Planning, Zoning and Building Department. She stated CDBG is also a function of that department.

Mayor Gerwig asked what part of this budget helps the Village's local economy.

Ms. Quickel referenced the Directions Workshop. She briefly spoke of the K-Park Site, Wellington Mall and the State Road 7 Corridor Study. She said that the Treasure Coast Regional Planning Council (TCRPC) would be here on October 26, 2021 for a half-day workshop with the Village Council. In addition, Ms. Quickel indicated that expanding interaction with the equestrian industry has also been a topic.

Mr. Barnes stated this is a work in progress. He said one of the biggest things done towards economic development was building the Village Hall. He also spoke of medical arts and office development, residential renaissance and housing. He stated it takes policy framework. Wellington does not have a lot of commercial and office space.

Mayor Gerwig stated the Village should build upon that in the corridor study i.e. the places the Village can infill and create a better economic community. She said that would make a big difference in the future.

Councilman Drahos stated the continued investment in the Town Center is a part of the Village's 50-year plan. This is an economic development initiative.

Vice Mayor McGovern asked if this budget maintains the policy regarding reserves.

Ms. Quickel stated this budget maintains 29% of unassigned reserves.

Vice Mayor McGovern stated this Council committed to a 2.47 millage rate for five years. He asked Ms. Quickel if this makes budgeting easier for her department.

Ms. Quickel replied yes and stated each year during the Directions Workshop staff presents a Five Year Long-Range Financial Plan.

Vice Mayor McGovern mentioned that this is the ninth consecutive year of increasing property values. He stated there is a market for where people can choose to live. Vice Mayor McGovern said the Village must maintain its level of high quality service. He asked if funding for the South Shore (Community Park) was included in this budget.

Ms. Quickel stated planning and design funding is included in this budget.

Vice Mayor McGovern commented regarding Town Center Phase II, the PBSO substation and Aquatics Complex. He asked if there are dollars in the budget for parks maintenance. Vice Mayor McGovern asked about the high school sports complex maintenance.

Ms. Quickel stated the construction contract for the fields and turf included the upcoming two years maintenance costs. She stated there are no maintenance costs to the Village for the next two years.

Mr. Barnes discussed the Construction Manager at Risk (CMAR) process and said two years of maintenance was included as a part of the cost savings for the turf maintenance.

Mayor Gerwig asked if the contractor is paying for the required testing to show that it meets the standard for athletic performance.

Mr. Barnes replied yes.

Vice Mayor McGovern commented about Wellington's staff and stated this budget keeps all of the Village's employees and provides for increases. He asked if the budget contains road maintenance, senior ride program and the Keely Spinelli Grants.

Ms. Quickel responded affirmatively.

Councilwoman Siskind commended Ms. Quickel and her team for their planning. She said this is amazing to be in this financial position after going through a pandemic. In addition, she commended the Palm Beach Sheriff's Office (PBSO) for the low crime rate in the Village although the population has increased.

Councilman Napoleone said Ms. Quickel and her team do a fantastic job with the budget every year. He stated the Village has achieved the goal of providing the same level of service to residents. He indicated that staff included what the residents want. Councilman Napoleone explained that because something is in the budget does not mean the money has been spent yet; the items have to come back to Council for approval.

Mayor Gerwig stated initially there was a borrowing element in the budget. She said staff figured out how to meet the budget without borrowing money. She commented that the Village is expecting an increase of municipal revenue sharing, gas tax revenues, sales surtax revenue and American Rescue Planning Act and Cares Act funds. She reiterated the Village would not borrow money and staff took out South Shore and Pierson funding. She also spoke of sales tax reserves.

Ms. Quickel stated staff provided the information as requested and spoke regarding sales surtax.

Councilman Drahos stated the budget was done through careful deliberation with all of Council. He said Council informed staff that they wanted a responsible budget and it was done correctly and effectively as staff always does. Councilman Drahos stated he is happy the Village does not have to borrow money.

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 Councilwoman Siskind, and unanimously passed (5-0), to close the Public Hearing.

Ms. Quickel read the mandatory budget language into the record.

A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve Resolution No. R2021-58 (Millage Rate) adopting the tax levy and millage rate for the Village of Wellington for the fiscal year commencing October 1, 2021 at 2.47 mills.

A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to approve Resolution No. R2021-59 (Wellington Budget) adopting the budget for the Village of Wellington for FY 2021/2022.

B. 21-4586 ORDINANCE NO. 2021-10 (GOLF CARTS)

AN ORDINANCE OF THE VILLAGE OF WELLINGTON, FLORIDA, AMENDING CHAPTER 62 OF THE CODE OF ORDINANCES BY CREATING NEW ARTICLE V, SECTIONS 62-41 THROUGH 62-47, AUTHORIZING THE OPERATION OF GOLF CARTS ON DESIGNATED VILLAGE ROADS AND DESIGNATED MULTI MODAL PATHWAYS SUBJECT TO SPECIFIC RESTRICTIONS AND CONSISTENT WITH FEDERAL AND STATE LAW; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He acknowledged PBSO Captain Silva and PBSO Deputy Harper who worked on the ordinance with Village staff.

Ms. Addie read the Ordinance by title.

Mr. Stillings stated this is second reading of the ordinance. He showed Council a timeline of the golf cart discussion. He stated the intent of the ordinance is to authorize the use of golf carts on designated Village roads and multi modal pathways in a manner that is consistent with state and federal law and that promotes the general health, safety, and welfare of the community. Village Council has the authority to permit the operation of golf carts and regulate such operation within its jurisdictional boundaries. The operation of golf carts is ordinarily prohibited upon Village roads and sidewalks unless otherwise authorized by the Village. In addition, he showed maps of Wellington maintained 25 mph roads, existing multi-modal pathways and multi-modal pathways that meet the requirement for golf cart use. He said Table B was modified to delete the names of neighborhoods and add the street names that are within the neighborhoods in alphabetical order. The change was reflected in the definitions under the "Designated Village Road".

Mayor Gerwig inquired about the outreach to residents regarding the golf cart ordinance.

Councilman Napoleone stated that there should be a link or information on the website that shows maps that residents can view. He stated the map element is important and visual. Residents need to be able to zoom in detail to know where they can and cannot drive the golf carts. He stated on the pathways where golf carts are allowed there should be a sign. However, he expressed concern about sign pollution.

Mayor Gerwig stated signage would be needed to relay the message to residents.

Councilman Napoleone stated staff placed that language in the ordinance and it would be a part of the outreach to residents.

Mr. Reinsvold discussed signage/symbols for the pathways indicating golf cart use.

Vice Mayor McGovern inquired about the timeline for the implementation of the ordinance.

Mr. Stillings stated the only changes since first reading were the changes to Table B. He also reviewed the definitions for golf cart crossing, designated multi-modal pathway, designated Village roads, golf cart and low speed vehicle.

Mayor Gerwig asked if the Village owns low speed vehicles.

Mr. Barnes replied yes and explained the exemption for the equipment.

Mr. Stillings stated nighttime safety equipment requirements were added. He further discussed golf cart operation and equipment and stated the age was modified. A golf cart may be operated on a designated Village road by a person who is at least fourteen (14) years old pursuant to Section 316.212, F.S. A golf cart may only be operated on a designated Multi Modal Pathway by a person with a valid driver license or learner's driver license. In addition, Mr. Stillings explained the hours of operation, equipment, occupancy.

Mayor Gerwig stated it has to comply with state law that is the reason for the age being 14 years of age.

Councilman Drahos stated he wanted that made clear regarding the age being what it is due to state law.

Mr. Stillings discussed gated communities and private roads.

Ms. Bausch explained the language regarding the operation of golf carts within gated communities or on private or semi-private property, including retail parking lots and private roads within the Village. She referenced the added language to Section 62-43, Subsection g regarding golf carts yielding to other traffic at all intersections and driveways. She provided a copy of the language to Council.

Mr. Barnes discussed the golf carts and rights of way. He briefly referenced flashing lights/markers at Wanderers.

Mr. Stillings discussed enforcement and penalties. The first violation is a warning, second violation is \$50 and the third violation and all violations thereafter are \$100.

Ms. Bausch stated this is a civil violation and would be processed through the Palm Beach County Clerk.

Vice Mayor McGovern asked who would be cited regarding the age.

Deputy Harper stated the citation would be given to the owner of the golf cart/responsible party.

Mr. Stillings explained the licensed use and revocation. He stated the effective date of the ordinance would be March 29, 2022 to allow Public Works and Engineering to implement signage and begin the community engagement and education process.

Vice Mayor McGovern suggested that staff change the date to Monday, March 28, 2022.

Councilman Napoleone stated we have residents now who operate golf carts in the Village and his concern is the enforcement. He stated that he would like to see a sooner implementation date.

Ms. Cohen discussed statute requirements, compliance and implementation regarding signage and education. She also explained liability issues.

Vice Mayor McGovern stated it requires a process to make the Village compliant with Florida Statutes for golf carts.

Ms. Cohen stated the date allows for education and proper signage prior to implementation.

Vice Mayor McGovern stated this would largely be enforced by PBSO.

Mayor Gerwig thanked everyone for the time and work on the ordinance. She stated the Village is finally putting something in place.

Councilwoman Siskind stated this ordinance is a good start.

Councilman Drahos thanked PBSO for their partnership on this.

Public Hearing

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

Public Comment:

- 1) Larry Nielsen spoke regarding golf cart usage. He thanked the Village and PBSO for working together on this. He discussed the use of golf carts in a school area. He stated parents would like to see a school specific plan regarding golf carts.

Mayor Gerwig asked what the Village has envisioned for the schools.

Mr. Reinsvold stated staff has developed a plan of action for the schools.

Vice Mayor McGovern stated the pathways are different sizes.

Councilman Napoleone stated the Village should first inform people of where they should not be in the golf carts on school property.

Councilwoman Siskind stated that the Village would work with PBSO and the school district to come up with a plan for safety.

Vice Mayor McGovern asked that Mr. Reinsvold and a representative meet with each school principal regarding this.

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

A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2021-10 (Golf Carts) with the amendment to Subsection (g) and date change to March 28, 2022 on second reading.

C. 21-4641 ORDINANCE NO. 2021-20 (SUBAREA F MAXIMUM STALL ALLOWED FOR UNIFIED LOTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.8.9.C, BARNS AND STABLES, TO MODIFY THE MAXIMUM STALLS ALLOWED FOR UNIFIED LOTS WITHIN SUBAREA F, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item.

Ms. Addie read the Ordinance by title.

Mr. Stillings entered the file into the record and stated this is a zoning text amendment. This amends LDR Section 6.8.9.C and allows a maximum of four (4) stalls per acre; up to 20 stalls on lots that are unified within Subarea F of the Equestrian Overlay Zoning District (EOZD). He showed Council a location map indicating Subarea F which is a part of Winding Trails. He provided the Subarea F (A/K/A Winding Trails) history and justification of the request. He reviewed the Winding Trails original site plan and a comparison of Lots 8 and 9. The Equestrian Preserve Committee (EPC) and PZAB recommended approval. Council approved the ordinance (4-1) on first reading. Staff is also recommending approval as presented.

Vice Mayor McGovern stated this would apply to all of Winding Trails but only if they come before Council to apply for the same changes.

Ms. Cohen discussed the separate restrictive covenant.

Mr. Stillings stated staff sent mailers to all properties within 500 feet of Winding Trails and the homeowner associations. Staff has not received any communication or correspondence.

Councilman Drahos stated he believes the Village should stick to the original design and what was agreed to with Council and those residents who attended at the time of the meeting. He stated he would vote against this.

Mayor Gerwig said it is the Council's obligation to do something to make this a better project.

Public Hearing

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

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

A motion was made by Councilwoman Siskind, seconded by Councilman Napoleone, and passed (4-1; Councilman Drahos dissenting) to approve Ordinance No. 2021-20 (Subarea F Maximum Stall Allowed for Unified Lots) as presented on second reading.

D. 21-4679 ORDINANCE NO. 2021-13 (OFFICIAL ZONING MAP)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON OFFICIAL ZONING MAP, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Stillings stated the request is to adopt the updated Official Zoning Map for consistency with Wellington's Comprehensive Plan and Land Development Regulations (LDR). He reviewed the history of the Zoning Map. He stated the amendments to Article 6 have been adopted and are reflected in the proposed map. Article 6 and the Zoning Map are the tools used to implement the Comprehensive Plan. He showed Council the existing and proposed Zoning Map.

Mayor Gerwig inquired about community facilities being shown on the map.

Mr. Stillings stated this is because of the PUD. He stated it is a two-page Official Zoning Map and the Subareas within the Equestrian Overlay Zoning District (EOZD) are identified. There were changes to zoning districts and acronyms as a part of Article 6. The PZAB recommended approval and staff recommends approval.

Mayor Gerwig stated this is ministerial and the Village is required to update the map.

Vice Mayor McGovern stated this does not change any specific maps for a particular property.

Councilman Napoleone stated this does not grant anyone any additional property rights or development rights.

Mr. Stillings that is correct.

Public Hearing

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

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

A motion was made by Vice Mayor McGovern, seconded by Councilwoman Siskind, and unanimously passed (5-0) to approve Ordinance No. 2021-13 (Official Zoning Map) as presented on first reading.

E. 21-4630 RESOLUTION NO R2021-48 VALERIE'S PLACE TYPE 2A CLF

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE [PETITION NUMBER 2020-0001-CU] TO ALLOW A TYPE 2A CONGREGATE LIVING FACILITY FOR CERTAIN PROPERTY KNOWN AS VALERIE'S PLACE, CONSISTING OF 0.23 ACRE, MORE OR LESS, LOCATED AT 12450 GUILFORD WAY; IN A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND SUBJECT TO CONDITIONS OF APPROVAL; AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

(APPLICANT IS REQUESTING THIS ITEM BE POSTPONED TO A DATE CERTAIN OF OCTOBER 26, 2021)

This item was postponed to the October 26, 2021 Regular Council Meeting.

8. REGULAR AGENDA

A. 21-4700 AUTHORIZATION TO EXECUTE A LEASE AGREEMENT BETWEEN ACME IMPROVEMENT DISTRICT AND J. ALDERMAN FARMS, INC. FOR THE K-PARK SITE

Mr. Barnes introduced the item.

Mr. De La Vega explained that this is the lease at K-Park with Alderman Farms. He said that the contract would take effect on October 1, 2021. They will lease the property for \$30,000 annually and cover the property taxes. He said this is a good deal for the Village and the Village would not have to cover any maintenance costs. The initial term of the lease is for 10 months, with the option to extend the agreement for four one-year renewal periods, beginning on August 1, 2022. This lease provides a 120-day cancellation clause, which allows them to complete harvesting and growing of crops. Staff recommends approval.

Mayor Gerwig inquired about the cost of maintenance on the property if it had to be performed by the Village.

Mr. Barnes discussed the possible maintenance (security and mowing) of the property.

Councilman Drahos stated the Village has had a good relationship with Alderman Farms.

Mayor Gerwig stated the reduction makes sense.

A motion was made by Councilman Napoleone, seconded by Councilwoman Siskind, and unanimously passed (5-0), to authorize staff to execute a Lease Agreement between ACME Improvement District and J. Alderman Farms, Inc. for the K-Park Site.

B. 21-4702 RESOLUTION NO. R2021-60 (ZONING IN PROGRESS FOR INSTALLATION OF ARTIFICIAL TURF FOR NON-GOVERNMENTAL USES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, IN ACCORDANCE WITH SECTION 1.8.1 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, DECLARING A ZONING IN PROGRESS AND IMPOSING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF NEW APPLICATIONS FOR THE INSTALLATION OF ARTIFICIAL TURF FOR NON-GOVERNMENTAL USES FOR A PERIOD OF 180 DAYS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Stillings stated this is to declare a Zoning In Progress (ZIP) imposing a moratorium on the acceptance and processing of new applications for the installation of artificial turf. He stated this would provide the opportunity to discuss how the Village would like to allow or not allow the use of synthetic turf on non-governmental uses such as commercial and residential properties. The Zoning In Progress would last for a period of 180 days. He explained the process and showed Council pictures of synthetic turf at Kobosko's.

Vice Mayor McGovern asked if staff would research the use of this and the artificial turf.

Mr. Stillings replied yes.

Mayor Gerwig asked what this would require for the turf.

Mr. Stillings stated staff would research this.

Vice Mayor McGovern stated the ordinance does not commit the Village one way or another.

Mr. Stillings stated the owner is aware that he may have to remove this once the moratorium ends.

Councilman Drahos stated this approach makes sense.

Mr. Stillings stated this discussion is taking place countywide. He stated the turf could not be installed where landscaping is required (front yards).

Vice Mayor McGovern stated this Zoning In Progress does not extend a special privilege to anyone.

Mr. Stillings stated staff informed the installer he should have obtained a permit.

Mayor Gerwig inquired about hedges and asked if hedges were removed to allow for this.

Mr. Stillings stated staff is reviewing this as a condition for the future.

Councilman Drahos spoke regarding surrounding vegetation.

Councilwoman Siskind asked the timeline for the Zoning In Progress.

Mr. Stillings stated 180 days.

A motion was made by Vice Mayor McGovern, seconded by Councilman Drahos, and unanimously passed (5-0) to approve Resolution No. R2021-60 (Zoning In Progress For Installation of Artificial Turf for Non-Governmental Uses) as presented.

C. 21-4635 AUTHORIZATION TO AWARD CONTRACTS WITH MULTIPLE FIRMS FOR: 1) WATER AND WASTEWATER TREATMENT ENGINEERING; 2) UTILITY GENERAL CIVIL, WATER DISTRIBUTION AND STORAGE, AND WASTEWATER COLLECTION ENGINEERING; 3) CIVIL ENGINEERING; 4) TRAFFIC ENGINEERING; AND RELATED CONSULTING SERVICES (THIS ITEM FORMERLY ITEM 6E)

Mr. Barnes introduced the item.

Mayor Gerwig disclosed a Conflict of Interest and left the dais.

Mr. De La Vega stated staff is seeking authorization to award contracts with multiple firms for the Village's annual engineering services contracts. Staff received rates that were reviewed by purchasing staff. He discussed the various engineering firms for Water and Wastewater Treatment Engineering; Utility General Civil, Water Distribution and Storage, and Wastewater Collection Engineering; Civil Engineering; and Traffic Engineering). He said all of the chosen firms are firms that the Village has worked with in the past and provided great service throughout the years. The term of a negotiated contract is for three (3) years with two (2) additional one-year renewal terms.

Vice Mayor McGovern inquired about the process. He asked if the negotiated contracts would come back to Council.

Mr. De La Vega explained the process for bringing the contracts back to Council.

A motion was made by Councilman Drahos, seconded by Councilman Napoleone, and unanimously passed (4-0; with Mayor Gerwig recused) for Authorization to Award Contracts with Multiple Firms for: 1) Water and Wastewater Treatment Engineering; 2) Utility General Civil, Water Distribution and Storage, and Wastewater Collection Engineering; 3) Civil Engineering; 4) Traffic Engineering; and Related Consulting Services as presented.

9. PUBLIC FORUM

Mr. Barnes indicated no public comment cards were received.

10. ATTORNEY'S REPORT

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

- Ms. Cohen stated she had no report.

11. MANAGER'S REPORT

MR. BARNES: Mr. Barnes presented the following report:

- The Next Regular Council Meeting will be held on Tuesday, October 12, 2021 at 7:00 p.m. He stated the Agenda Review would be held at 3:00 p.m. on Thursday, October 7, 2021.
- Village offices will be closed on Monday, October 11, 2021 due to the Columbus Day holiday.

Council asked that the holiday schedule be reviewed.

- Wellington's Garbage Guidelines Workshop would be held at 10:00 a.m. via Zoom on October 26, 2021.
- Mr. Barnes provided a 60-day look ahead for upcoming events.

12. COUNCIL REPORTS

COUNCILWOMAN SISKIND: Councilwoman Siskind presented the following report:

- Councilwoman Siskind stated that tomorrow is the grand opening of Chicken Salad Chick.
- Councilwoman Siskind stated the Wellington Historical Society did a great job on the Who's Who picnic and she is glad for the partnership between the Village and Historical Society.
- Councilwoman Siskind stated that Saturday was National Public Lands Day and thanked Will Gurney and his team for the preparations for the tree planting. She also thanked Kathy Sienna of the Garden Club and congratulated Maria Wolfe, the new President of the Garden Club and all of the students, scouts, families, volunteers and Mr. Barnes. It was a nice day.

Councilman Napoleone stated 627 trees were planted.

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

- Vice Mayor McGovern asked if the Wellington testing site is still open and available.

Mr. Barnes stated it is still open at the same times. However, staff is making a minor change to the location. It will be relocated from the pavilion location to the rear parking lot at Village Hall due to the Lakeside Market.

- Vice Mayor McGovern stated this is the third budget that Council has unanimously passed. He said the budget keeps the Village in a good place comparatively countywide. He thanked everyone for the efforts on the budget.

COUNCILMAN DRAHOS: Councilman Drahos presented the following report:

- Councilman Drahos stated he had no report.

COUNCILMAN NAPOLEONE: Councilman Napoleone presented the following report:

- Councilman Napoleone commended Will Gurney and his team and the members of the Garden Club who participated on Saturday. Cub Scout Pack 125 planted trees. It was a great outdoor event.
- Councilman Napoleone stated Stormi Bivin resigned from the Tree Board and he appointed Uma Bhatti.

MAYOR GERWIG: Mayor Gerwig presented the following report:

- Mayor Gerwig stated Macy's Backstage opened at the Wellington Green Mall.
- Mayor Gerwig stated the Wellington Art Society art show opened in Village Hall today.

Councilwoman Siskind stated Lois Spatz received a People's Choice Award for her art.

Vice Mayor McGovern stated there is art also at the Wellington Community Center.

- Mayor Gerwig asked if staff had set up a meeting with the school district regarding school traffic.

Mr. Barnes stated Mr. Reinsvold is the contact person and would set up the meetings. He stated staff is also coordinating meetings with the principals.

Vice Mayor McGovern stated the district would begin a traffic study for Wellington Community High School.

- Mayor Gerwig stated she received a letter from David Ricks, P.E., County Engineer asking for input on the County's Five-Year Road Program and asked if staff had prepared a response.

Mr. Barnes stated Mr. Reinsvold, Mr. Stillings and Mr. Barthelemy would work on the response.

Mayor Gerwig stated she would like to be included in that meeting.

- Mayor Gerwig asked that staff provide the evaluation forms for the City Manager and City Attorney to Council.

Mr. Barnes stated the forms had been emailed to Council.

13. ADJOURNMENT

There being no further business to come before the Village Council, the meeting was adjourned at approximately 9:39 P.M.

Approved:

Anne Gerwig, Mayor

Chevelle D. Addie, Village Clerk