

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary

Monday, July 8, 2019

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

*Anne Gerwig, Mayor
Michael J. Napoleone, Vice Mayor
John T. McGovern, Councilman
Michael Drahos, Councilman
Tanya Siskind, Councilwoman*

1. CALL TO ORDER

Mayor Gerwig called the meeting to order at 4:00 p.m.

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

Council Members Not in Attendance: Michael Napoleone, Vice Mayor

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

2. PLEDGE OF ALLEGIANCE

Mayor Gerwig led the Pledge of Allegiance.

3. [19-3120](#)**RECOGNITION OF THE EMPLOYEE OF THE MONTH FOR JUNE, 2019 - MILENA MEEHAN**

Mr. Schofield announced that they would be presenting the Employee of the Month for June 2019.

Ms. Shannon LaRocque, Utilities Director, presented Milena Meehan as Employee of the Month for June 2019. She said that Milena began her career with the Village of Wellington as an Administrative Assistant in 2007 with the Utility Department, and is now their Office Manager. Ms. LaRocque said that when she started with the Village three years ago; she quickly recognized that Milena's dedication, knowledge and skill sets were vital to the success of the department. She pointed out that Ms. Meehan serves a vital role, which includes assisting with the development of all division budgets; overseeing employee timekeeping for payroll; assisting with payment process for all aspects of the capital and operating budgets; manages the department's Annual Drop Savers Contest; record keeper for activation events; and does all things for the Utility Department. Ms. LaRocque said that she was very thankful to have Milena on her team, as she is a wonderful asset as well as a wonderful person.

Ms. Meehan expressed her thanks for being named June's Employee of the Month. She said that she has learned a lot at the Village, works with wonderful people, has made a lot of friends and is happy to be working for Wellington. She spoke of how she picked Wellington when her family was moving from New York.

Council expressed their thanks to Ms. Meehan for her dedication and hard work.

4. REVIEW OF COUNCIL AGENDA

Mr. Schofield presented the agenda for the July 9, 2019 Council meeting for review. He noted that there were no Presentations or Proclamations. Mr. Schofield said that when they get to Agenda item 6E, he was going to ask to move it to the August 13th meeting. He said that he had just met with Council and received an email regarding the referees. Mr. Schofield said that he had met with them earlier, and believed the information is correct, but needed more time to go through it.

A. [18-2305](#)

AUTHORIZATION TO AWARD A CONTRACT FOR THE PEACEFUL WATERS BOARDWALK PHASE II PROJECT

Mr. Schofield introduced the agenda item. This was authorization to award a contract to South Florida Building, Inc., DBA BDI Marine Contractors, for the Peaceful Waters Boardwalk Phase II Project for \$283,514.00. He noted that this was a low bid/sealed bid and this was 9% below the next bidder. He reminded Council that they had received a \$200,000 grant. He recommended approval.

Ms. LaRocque explained that this was Phase II of the boardwalk replacement. She said that the utility has planned a three-phased replacement of the boardwalk. She noted that Phase I was successfully completed last year. She said that the low bid amount was well under the anticipated cost of \$600,000. She said that she could only attribute that to the competitiveness of the bid. Ms. LaRocque said that they have not previously worked with this contractor, but their references checked out and they did not see any reason not to award the project to them. She said that, as Mr. Schofield had indicated, they have a matching grant to offset the cost. She said since it came in so low, they may also anticipate doing the next phase of the project, putting it out to bid and fully utilizing the \$200,000. She said that it will take about 180 days to complete this project noting that the park will be closed during that time.

Mayor Gerwig asked when the project was anticipated to begin. Ms. LaRocque said that they would have a Notice to Proceed on August 1st.

Mr. Barnes explained that the higher bids that were received stating were from general contractors whereas the lower bids were from specific contractors.

Ms. LaRocque said that Phase I was done with a smaller contractor who they did not really know, but who did the work well. She said that they did not anticipate having any problems with this contractor.

Ms. LaRocque said that the material they were proposing is a composite engineered material with a life of over 30 years. She said the wood there now is pressure treated wood that is only 10 years old that degrades very quickly, so she felt they were getting a very good value.

Mayor Gerwig said that she was concerned about the wildlife. Ms. LaRocque said that if there is activity, the wildlife would stay away. She said that they have a lot of planned projects to enhance the wetlands that they will see next year; however, this is the overall effort to enhance the wetland park. Mr. Schofield added that they will keep the footprint as small as possible. He said that this has to be replaced. Mr. Schofield said that they would ensure that the workers are aware of and considerate of the wildlife that is out there. He noted that they will not be anywhere beyond the deck footprint.

B. [18-2317](#)

AUTHORIZATION TO UTILIZE A FLORIDA SHERIFFS ASSOCIATION (FSA) CONTRACT, AS A BASIS FOR PRICING, FOR THE PURCHASE AND DELIVERY OF TIRES AND RELATED SERVICES

Mr. Schofield introduced the agenda item. This was authorization to utilize the Florida Sheriffs Association (FSA) contract, as a basis for pricing for the purchase and delivery of tires and related services, in the amount of approximately \$68,000.00 annually. He said that they checked for the best price, and the Florida Sheriff's contract was the best they could find.

Councilman McGovern asked how many tires the Village purchases each year. Mr. Schofield noted that they could spend several thousand dollars for just one tire on one of the large motor graders.

Mayor Gerwig asked for a rough estimation as to how many vehicles the Village owned. Mr. Schofield said his guess would be the Village owns about 300 vehicles. He noted that the passenger ones can only go about 40,000 to 50,000 miles and depending on what the vehicle is used for, it could be 3-6 years for tire replacement. He indicated that the vehicles do not get new tires every year.

C. [18-2357](#)

AUTHORIZATION TO: 1) AWARD A CONTRACT FOR THE FORCEMAIN REPLACEMENT PROJECTS; AND 2) AWARD A TASK ORDER TO PROVIDE CONSTRUCTION PHASE ENGINEERING SERVICES

Mr. Schofield introduced the agenda item. This was authorization to: 1) Award a contract to Hinterland Group, Inc., for forcemain replacement projects located at the Forest Hill Boulevard and the C-8 Canal crossing and the C-2 Canal crossing adjacent to the Wanderer's Club, in the

amount of \$358,417.50; and 2) Award a task order to Mock Roos & Associates, Inc., to provide construction phase engineering services for the project in the amount of \$25,000. He said this was a seal bid/low bid. Mr. Schofield said that Hinterland Group had done work for the Village, and they were happy with them.

Ms. LaRocque explained that this project included two forcemain replacements. She noted that the first one was located at Forest Hill Blvd. and the C-8 canal, which is where the major monument signs are coming into Wellington. She said that it would be done by horizontal directional drill and would not impact traffic. She noted that the low bid amount was for \$358,471.50, which was below their opinion of cost which was \$573,000. Ms. LaRocque said that the second part of the project was a smaller aerial forcemain located by the Wanderers Club on the C-2 canal. She said they will be replacing it with the subaqueous crossing. She pointed out that the forcemain is very old and needs to be replaced. Ms. LaRocque said that the side benefits to doing this is that since they need to widen the canal in this area and because they will be putting in a subaqueous crossing, this will facilitate canal widening which is very challenging to maintain. She said that they have worked with Hinterland before, they are a reputable contractor, and she saw no issues in awarding them the contract. Ms. LaRocque said that there is also a \$25,000 work order for Mock Roos to assist during construction phase services. She said that the Village will administer the construction contract as they do on all such contracts, but they will help with some field services, etc.

Councilman McGovern asked if Ms. LaRocque had any concerns that Hinterland was \$140,000 less than all of the other bids. In response, Ms. LaRocque said that Hinterland is very reputable, and there is a payment performance bond on the project, so she saw no reason not to award it to them. Mr. Schofield reiterated that the Village has previously worked with them and they delivered on time.

D. [19-2649](#)

AUTHORIZATION TO CONTINUE UTILIZING AN ORANGE COUNTY CONTRACT WITH XYLEM WATER SOLUTIONS USA, INC., AS A BASIS FOR PRICING, FOR THE PURCHASE, DELIVERY AND SERVICE OF FLYGT PUMPS

Mr. Schofield introduced the agenda item. This was authorization to continue utilizing an Orange County contract with Xylem Water Solutions USA, Inc. as a basis for pricing for purchase, delivery and services of Flygt pumps, not to exceed \$250,000 annually. He explained that the Village uses Flygt pumps in their utility system, and Xylem is the only authorized provider in the State of Florida. Mr. Schofield said that staff looked at the best price they could find, and it was with Orange County.

E. [19-2931](#) AUTHORIZATION TO AWARD CONTRACTS TO PROVIDE ATHLETIC TEAM OFFICIATING SERVICES

Mr. Schofield introduced the agenda item. This was authorization to continue utilizing contracts with Florida Elite Umpires, Inc., The Palm Beach Pride, Inc., and award a new contract to South Florida Officials Recreation, LLC. to provide athletic team officiating services.

Mr. Schofield said that this was the item that he wanted to pull and move to the August 13th meeting.

F. [19-2932](#) AUTHORIZATION TO CONTINUE UTILIZING REVENUE GENERATING CONTRACTS FOR NRG STUDIOS, WELLINGTON CHEER AND DANCE, SWIMMING, TUMBLE TOTS, FOOD TRUCK INVASION, GOURMET FOOD TRUCK EXPO AND CALVARY CHURCH

Mr. Schofield introduced the agenda item. This was authorization to continue utilizing revenue generating contracts with NRG Studios, Wellington Cheer and Dance, Wellington Swimming, Muriel D. Williams (Tumble Tots), Food Truck Invasion, Gourmet Food Truck Expo and Calvary Church. He explained that NRG Studio, Wellington Cheer and Dance, Wellington Swimming and Muriel Williams are 70/30 provider contracts that provide a service. The last three, Food Truck Invasion, Gourmet Food Truck Expo and Calvary Church are all 100% revenue and are rentals. He said that the rental fee for the Food Truck is \$1,980. Mr. Schofield said that the Village does have staff there and the cost is about \$600.00, so they are a little over \$1,300 to cover the other costs.

Mr. Eric Juckett, Parks & Recreation Director, advised Council that they were happy with all of these services, and have zero issues with all of these.

Mayor Gerwig asked where the income went for the income-generating companies. Mr. Schofield said that the funds go into the General Fund. Mayor Gerwig then said that these funds don't go towards the Amphitheatre expenses. Mr. Schofield said it all goes into the General Fund and is part of the budget.

G. [19-3007](#) 1) AUTHORIZATION TO AWARD A TASK ORDER, TO PROVIDE ENGINEERING CONSULTING SERVICES, FOR POLO CLUB NEIGHBORHOOD WATER AND WASTEWATER ASSESMENT; AND 2) APPROVAL OF RESOLUTION NO. R2019-35

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE UTILITY FUND CAPITAL BUDGET FOR FISCAL YEAR 2018-2019 BY ALLOCATING FUND BALANCE FOR THE POLO CLUB

NEIGHBORHOOD CONDITION ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Schofield introduced the agenda item. This was 1) Authorization to award a task order to Keshavarz Associates engineering consulting services for Polo Club Neighborhood Water and Wastewater assessment, at a cost of \$212,984.50; and 2) Approval of associated Budget Amendment Resolution No. R2019-35 amending the utility fund to allocate fund balance for the project.

Ms. LaRocque explained that the Utility Department has been proactively conducting condition assessments throughout Wellington, and have evaluated 25 neighborhoods. She said that those assessments have resulted in improvements valued at approximately \$40 million. She said that of that amount \$3.5 million have gone towards sanitary infrastructure, and over \$37 million is for water main replacement. Ms. LaRocque said that these are the two condition assessments that were done; one in Sugar Pond and Eastwood. She said that they use the condition assessments to prioritize capital improvements with respect to renewal and replacement on the water and sanitary sewer infrastructure. She said that many of Wellington's neighborhoods are nearing 40 years old and the original infrastructure does not meet today's standards. Ms. LaRocque said that one of the areas where they are having challenges is in Polo. She presented a slide showing the area showing the problems that can result in a water main break. She said that they were asking for a budget amendment because they are seeing the problem more frequently. Ms. LaRocque said that with the condition assessment, they not only evaluate the underground condition of the sanitary sewer system, but the water main for full replacement. She said that they will take the result of the assessment and re-prioritize the projects that they currently have. She said that there are 12 projects worth \$40 million. She added that once they finish this condition assessment, they will plug those projects in and re-prioritize. Ms. LaRocque said that they are anticipating, as a result of the Polo assessment, that they will have probably \$25 million to \$30 million in infrastructure that needs to be replaced, which will bring the neighborhood reinvestment program up to about \$70 million. Ms. LaRocque said that it is anticipated that this will be done over a 12-year period depending upon funding availability. She indicated that these are all in neighborhoods where they need to make some serious investments over the next 10 years. Ms. LaRocque said that they had envisioned they could do this project over the next couple of years, but given the severity of the degradation, they believe they need to move forward with the assessment.

Mayor Gerwig asked if the Village was seeing anything on the residents' side that they needed to inform them about. Ms. LaRocque said that they

do not evaluate on the private side and stop at the meter. Mayor Gerwig asked how they would they address problems to the residents if they are in there and see something. Ms. LaRocque said the water main evaluation only looks at all of the available infradrawings, where they could potentially install the new water main because they have to keep the existing one in service, and the prepare the opinions of cost. She said that on the sanitary sewer side, they go in and televise about 6 1/2 miles of sanitary sewer, manholes and ensure coating is in good condition, and the recommendations comes out of that. Ms. LaRocque said that the first project was getting ready to go out to bid which is the sanitary sewer only project in Saddle Trail which is \$1.9 million which came out of assessment recommendations.

Councilman Drahos asked if they were putting all of the other 11 projects on pause until this is completed. Ms. LaRocque explained that they do a capital budget over 10 years, so they prioritize the projects over that time period. She said that once they get the results of Polo, they would look at all of the prior assessments and decide how those projects get reprioritized. She said that they may go from 12 projects to perhaps 17 projects. Councilman Drahos asked if the projects are given a grade when they are prioritized. Ms. LaRocque said that they have an evaluation criteria to prioritize the projects. She said it also depends on how many customers are served in the area and the impacts, but for the most part, all of the water systems are about the same age. However, she stressed that the severity of the degradation in Polo is somewhat alarming. She said that Polo is very mature in respect to vegetation and much of the infrastructure is under very mature trees and they see that as an opportunity to improve the existing situation.

Councilwoman Siskind asked when the assessment would begin and how long does it take. In response, Ms. LaRocque said that if Council approved this, they would commence the next day and would imagine it would take six to eight months.

Councilman McGovern asked if they were accelerating this because they have seen interruptions. Ms. LaRocque said they have seen water main breaks where they dig it up and find out it is service saddle. Councilman McGovern asked how many water main breaks were there in Palm Beach Polo. Ms. LaRocque said that they have had six to eight small breaks, but every time they go out there, they have proactively dug up alot of them.

Councilman McGovern asked where the funds were coming from for the budget amendment. Ms. LaRocque said that it was coming from the General Reserves. Mr. Schofield added that there is money in the Utility

Capital Plan. He said that Council will recall that he has said that to the extent possible, they like to be on pay-as-you-go and they did some borrowing for that. He said that they have the money to do this and it is not unusual to reprioritize capital projects. Mr. Schofield said that there has never been a budget that did not have some reprioritization of capital projects based on changes and condition of the facility. Mr. Schofield further stated that they were going to do this project in the next couple of years, and he did not think that it actually changes any projects that they were doing. He said that Ms. LaRocque was correct in that they were seeing some more small water breaks in Polo that they were not seeing in other places. Ms. LaRocque said that every time they have a water main break, not only are people inconvenienced, but there is the potential for contamination in the distribution system.

Councilman Drahos said that Polo was not in the original 12 projects. Ms. LaRocque responded that they had not been included. Councilman Drahos then said since they were not included, were there additional communities that could now be added that were not previously considered. Ms. LaRocque explained that the 12 projects they currently have came as a result of the condition assessments that were completed. She said that as they do more assessments, they will have more projects. She said that when they do the Polo condition assessment, the projects will increase to 15 or 16 then they will have to make a decision as to how those projects are prioritized. Ms. LaRocque further indicated that every year they have a 10-year plan and every year the projects are reprioritized because they are constantly doing assessments and re-evaluating to ensure that when they are spending money that they are doing so at the right time for the right amount.

Councilman McGovern asked if there were other assessments like this that they needed to do. Ms. LaRocque said that they had gotten to all of their older neighborhoods noting that they have done 25 neighborhoods. She said that they have done all the neighborhoods in southeast Lake Wellington, most of the neighborhoods in Sugar Pond, all the neighborhoods in Eastwood, and Polo rounds it out with all the older neighborhoods. She believed that this was the last assessment for a while. Mr. Schofield added that they will probably see staff come back in several years with more assessments. He said that as Shannon identifies problems in neighborhoods or areas where there are problems, they will go in and do assessments and will come back to Council.

Ms. LaRocque added that there was a map in the agenda with a technical memorandum that summarizes the location of all the 12 projects and their value. She said that every time they do a condition assessment, they

update the technical memorandum, maps and number of projects.

Mayor Gerwig asked if being proactive versus reactive costs the Village less, and if this was a good way to prevent emergency spending. Ms. LaRocque responded affirmatively said that it was always more cost effective to be proactive than reactive. She said that you do have to balance that with funding availability, but they are in a position where they can be proactive. Ms. LaRocque said that this is a bid re-investment program and they will have to talk about funding availability when you start talking about a \$60 million program over 12 years. However, at this time, they were taking it project by project, so their next project is valued at \$3 million and they will be going out for CCNA selection to do the next project probably next year.

Mayor Gerwig asked if any of this was eligible for the water bill grant. Ms. LaRocque said that they are actually low interest loans, which she had previously managed. She said that she would never recommend doing that unless they really needed to do because they are extremely administratively challenging to do.

H. [19-3062](#)

AUTHORIZATION TO AWARD A CONTRACT TO PROVIDE CONSULTING SERVICES FOR THE TOWN CENTER PROJECT

Mr. Schofield introduced the agenda item. This was authorization to award a contract to Urban Design Kilday Studios, to provide consulting services for the Town Center project, in the amount of \$248,550.00.

Mr. Schofield that this was for master planning noting that it is about 1% of the probable cost of the project. He said that just under 25% of that cost is for public input. He explained that they would also include the information that the Village has already gathered. Mr. Schofield said that this is the point where Council will have to decide on the programming that will be there and what they can actually do. He said that this is the time to sit down with the private sector and present what they have, find out if they are in and was is the cost.

Councilman Drahos asked what was insufficient about the data that had already been collected that they need to spend \$55,000 to gather more. Mr. Schofield said that the Village did a series of public input meetings and then talked about processes, but this would be very specific. He said that when they potentially discuss relocating Ken Adams Way or making the Amphitheatre bigger, someone would have to put real numbers to it. He said they had talked about building a parking garage, and now would be the time to see if they are able to afford a \$9 million garage when they only have \$25 million to spend. Mayor Gerwig said if a private entity is interested in partnering with them, that would change the thought process.

Mr. Schofield said that one of the things they talked about was putting uses along Ken Adams Way. He said that one of the things they need to do is improve circulation through it and how do they ensure that the existing facilities along the Community Center are not impacted. Mr. Schofield said that they are looking at things separately that are not necessarily a part of this that they will have to consider. He said that they had talked about how do they make the Grand Ballroom in the Community Center more usable. He said that is not part of the Town Center project per se, but it is something that needs to be considered. He said that they have talked about whether they wanted a full kitchen in that building which they will bring to Council. Mr. Schofield said that all of these things would need to work together.

Mayor Gerwig asked that they move this item to the Regular Agenda because she believed the community was entitled to see all of the presentations regarding this project. She also wanted everyone to understand that the reason they were doing this now was because this area was not originally master planned. She said now they want all of the things that they have put on the site to work together. Mayor Gerwig did not want it construed that they were going to tear everything up and start over, but rather to look at and analyze what they did and make corrections if necessary. Councilman McGovern said that master planning was always the next step.

Mr. Schofield explained that there are things that can change in master planning. He said that one of the things that will not change is the location of Village Hall or the Community Center although there are things that may need to be done to it. He said that if he had everything he could wish for, one of the things would be to change where the signal comes in from Wellington Trace, which he knows couldn't be done. He said the point where Ken Adams Way connects to Forest Hill Blvd does not change, but there are things that they need to look at.

Councilman Drahos agreed that they should move this item to the Regular Agenda.

Mr. Schofield said that the agenda item would move to the Regular Agenda and would become item 8B.

I. [19-3100](#)

AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT WITH WYNN & SONS ENVIRONMENTAL CONSTRUCTION CO., INC. FOR THE SOUTH SHORE BLVD AND GREENVIEW COVE DRIVE, MEDIAN EXPANSION AND ROADWAY IMPROVEMENT PROJECT

Mr. Schofield introduced the agenda item. This was authorization to utilize Palm Beach County contract #R2018-0012 with Wynn & Sons

Environmental Construction Co., Inc., as a basis for pricing, for the South Shore Blvd and Greenview Cove median expansion and roadway improvement project at a cost of \$36,096.50. He explained that they had installed markings where Polo West's entrance is on South Shore to see if they could solve some of the problems there, which it did. He said that they would like to go in and make that a permanent median change.

Mr. Tom Lundeen, Village Engineer, explained the problem was that the roadway was blocked due to traffic turning into Polo. He said that putting in the flexible lane delineators to prevent that from happening had worked. Mr. Lundeen showed Council a map of the area, and explained what they would do in that area, and what the median would look like after the changes.

Mayor Gerwig thought that Polo should incur this expense because their gate did not have enough access; however, in this case, she said they have an entire community across the road that is benefitting from this, so she would not make a big deal with this.

Mr. Schofield explained that the problem they were having was that construction vehicles were coming in, they were backing up in the dedicated right turn lane, which was blocking both lanes on South Shore. He said that problem was eliminated once these temporary closures were done. He said that they do occasionally back up too far, but they do not have a complete closure on South Shore. Mr. Barnes added that this would eliminate backup on eastbound. He said that they will still have cars going eastbound making a right into Palm Beach Polo, and while this won't solve that, it won't have the traffic backup caused by that combined with people going west bound essentially blocking all lanes of South Shore.

Councilman Drahos asked if the Village would be putting landscape in that median. Mr. Lundeen responded affirmatively explaining that right now it would be irrigation and sod with this contract.

Councilman McGovern asked if the traffic engineers went over this because he indicated that some residents of Polo West had concerns about this layout. Mayor Gerwig thought that the HOA had weighed in on this. Mr. Lundeen said that the HOA President was there when this was installed, and he indicated he liked the idea. He said that the complaint he heard was that they did not like the look of the yellow poles. Councilman McGovern said that he had heard something about sight lines. Mr. Barnes said there was one gentleman who brought that up and it was specific to his vehicle. He said that they do not believe there is a sight line issue. He said that traffic engineers looked at it as well as Mr.

Lundeen and his staff and they do not have that issue. Mr. Schofield said that they usually get Andrea Troutman, Traffic Engineer, to look at these types of things.

Mayor Gerwig spoke of a problem with fire rescue but thought they could just drive over the median. Mr. Schofield said that the turning radius are wide, but noted that fire rescue would not be making that turn anyway.

J. [19-3115](#)

AUTHORIZATION TO UTILIZE A PALM BEACH COUNTY CONTRACT WITH WYNN & SONS ENVIRONMENTAL CONSTRUCTION CO., INC. FOR THE GREENBRIAR BOULEVARD CROSSWALK IMPROVEMENT PROJECT

Mr. Schofield introduced the agenda item. This was authorization to utilize Palm Beach County contract #R2018-0012 with Wynn & Sons Environmental Construction Co., Inc., as a basis for pricing, for the Greenbriar Boulevard crosswalk improvement project at a cost of \$30,666.00. He explained that this was in front of New Horizons and it was designed to stop a problem with traffic turning in and obstructing roads.

Mr. Lundeen showed a map of the area. He explained that this enhances the crosswalk, flashers will be installed so that during school hours, the crossing guards will hit a button and the flashers will go on. He said that when it is not school hours, children going to Tiger Shark Cove could push the button themselves. He believed this would make the intersection much safer. Mr. Barnes added that the issue they presently have is that they have drivers that come in the through lane on Greenbriar that decide to make a left turn into the New Horizons entrance, so now you have several left turns going into the school. Mr. Barnes said that is a problem when you have students that are crossing and they are not anticipating that car coming across. He said that sometimes the traffic backs up where the cars are stacking into the middle of the intersection and neither traffic direction can go.

Mayor Gerwig said that she liked moving that crosswalk away because it gave some more warning and looked safer. She asked if they could use CDGB funds for any of this. Mr. Schofield said that they could not because it is a traffic issue and not an accessibility issue.

K. [19-3004](#)

AUTHORIZATION TO (1) AWARD A CONTRACT TO PROVIDE ENGINEERING AND ARCHITECTURAL SERVICES FOR THE WELLINGTON COMMUNITY HIGH SCHOOL SPORTS COMPLEX; AND (2) AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF THE WELLINGTON COMMUNITY HIGH SCHOOL SPORTS COMPLEX

Mr. Schofield introduced the agenda item. This was authorization to (1) award a contract to Kimley-Horn and Associates, Inc. to provide engineering and architectural services for the Wellington Community High School Sports Complex, in the amount of \$505,335.00; and (2) award a contract to Kaufman Lynn Construction, Inc., for the construction of the Wellington Community High School Sports Complex, with a work order for construction management services during design, in the amount of \$76,639.00. He indicated that contract awards are subject to the School Board of Palm Beach County's approval of an interlocal agreement with the Village, for funding, planning, design, construction and maintenance of the Wellington Community High School Sports Complex.

Mayor Gerwig asked if there were any other sub-contractors on this. Mr. Barnes said that there are subs on this who will be the same group as when they approved the work at Greenbriar and did not believe there were conflicts. Mayor Gerwig said that this is something she always has to know. Mr. Barnes indicated that they would check on this.

Mr. Barnes said that they believed they are seeing the end of the tunnel and that the School Board will be approving the agreement at their July 24th meeting that Council approved last month. He said the delay had given them time to refine the agreement. Mr. Barnes said that the two items that were presented where there were options, the school approved, at the staff level, the longer term regarding 2023 vs. 2027. He said the other changes were largely ministerial including the change the School Board was making on their end that did not affect Wellington, which basically gives authority to their Chief Operating Officer to approve any master plan changes. Mr. Barnes said that they were confident that the agreement would be approved.

Mr. Barnes said that these two items were seeking approval for two contracts for Kimley Horn for the actual design, which had been previously approved for Greenbriar Park. He said that they had put that contract aside and are executing a new contract for the high school site. Mr. Barnes said that the information for Greenbriar would not go to waste because it could be used for the future if anything is done on that site. He further stated that the other contract was for Hoffman Lynn who is the selected Construction Manager. He said that at the last meeting Council authorized staff to negotiate with them for the scope and fee. He explained that the scope and fee is for pre-construction services so they will have them on board with Kimley Horn so they will be part of the process during the design. He said they will be able to provide cost estimates and constructability reviews as the engineering team provides the actual progress plans. Mr. Barnes said that by the time they get to

90% and have a guaranteed maximum price, everyone would have a comfort level with the pricing that was received from them throughout the process.

Mayor Gerwig said that the idea is that the contractor who will eventually be doing this work will have a very good idea about the price you pay up front and get a better product. Mr. Barnes said that you start out as partners working together rather than other methods where you could start out as adversaries.

Mr. Barnes reiterated that this approval was subject to the School Board's approval of the Interlocal Agreement.

Councilman McGovern said that this would enable the Village to be ready to go on this and not have to wait for the August meeting. Mr. Barnes said that was correct.

Mr. Lundeen named the sub-contractors; however, Mayor Gerwig said that she would have to check her list to see if there is a conflict.

Mayor Gerwig said that this would have to move to the Regular Agenda. Mr. Schofield announced that it would move to the Regular Agenda as item 8C if there were a conflict.

L. [19-3098](#)

AUTHORIZATION TO AWARD A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT FOR THE CONSTRUCTION OF THE TOWN CENTER BOARDWALK

Mr. Schofield introduced the agenda item. This was authorization to award a Construction Manager at Risk (CMAR) contract for the construction of the Town Center Boardwalk, in the amount of \$19,815.00.

Mr. Schofield explained that they were getting to about 75% of design on the construction, and at this point, they wanted to bring the contractor in to ensure they do not have conflicts. He further explained that they wanted to make sure that as they get to the final part of the design that there are no unanticipated contracts and that they get an actual price. Mr. Schofield said that he used to be a past proponent of design/build; however, this type of process has been working better for the Village because they get the design that they want more than just selecting a design/build team.

Mr. Barnes said that they were utilizing the Construction Manager process for the construction of the boardwalk. He said that they had previously requested and received authorization to negotiate with Burkhart Construction. He noted that they were the single bidder on this project, but this project is the exact project that they do and have done successfully elsewhere. Mr. Barnes said that they had previously looked

at the Kissimmee lakefront project and this was the successful contractor on that project. He said they are confident they can do the work, are a successful contractor in the County, and they have done a lot of the downtown areas for redevelopment as well.

Mayor Gerwig thought that this would have to be a field design where the Village walks the area to say what happens in each area. Mr. Barnes said that he believed there would be adjustments for things they did not anticipate, but the engineers try to put a design together that accounts for all of the existing field conditions in the survey. Mr. Barnes said having the CM on board at this time looking at the design, at the site in advance of just the competitive hard bid would help alleviate any of the unforeseen issues.

Mr. Michael O'Dell said that the designs they have now are 75% complete, so the timing of getting the CM on board was key.

M. [19-3111](#)

RESOLUTION NO. R2019-37 (PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE PBIEC ESTATES OF WELLINGTON COUNTRYPLACE, P.U.D. PLAT LYING IN PART OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Mr. Schofield introduced the agenda item. This was approval of Resolution No. R2019-37 accepting and approving the PBIEC Estates of Wellington Countryplace, P.U.D. Plat.

Mr. Schofield explained that the large lots along the west side of Country Place and Gene Mische Way were sold for a number of years, and this plat gets them to the point where they could then be buildable. He believed that they were looking to start somewhere in September. He said that these are large lots that are the same as the master plan anticipated. He noted that they have technical compliance on the plat now so this is ministerial.

Mayor Gerwig asked if they were going to be able to get Gene Mische Way ready for season. Mr. Schofield said that since this was July 8th and the season starts in November, he did not believe Gene Mische Way would be done by the start of the season, although it could be possible. Mayor Gerwig said that the main events start in January. Mr. Schofield said it could possibly be done by then. Mayor Gerwig asked if staff knew if they were speeding this up. Mr. Schofield said he did not know. Mayor Gerwig asked how long they had to complete this. Mr. Schofield said it would be 24 months.

Mr. Schofield explained that they had gone through and amended the Conditions of Approval to allow them to build Gene Mische Way prior to platting. Mayor Gerwig said that they really wanted to have that road open as it would make it easier for the community. Mr. Schofield said that those sentiments were recently expressed to the petitioner.

N. [19-3112](#)

RESOLUTION NO. R2019-38 (LEANNE ACRES PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING THE LEANNE ACRES PLAT LYING IN PART OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Mr. Schofield introduced the agenda item. This was approval of Resolution No. R2019-38 accepting and approving the Leanne Acres Plat. He said that this is an existing 10-acre parcel in Little Ranches that was being divided into two five-acre parcel. Mr. Schofield said he and Mr. Lundeen spent some time in the subdivision's regulations to ensure that properties that were exactly five acres met the standard, which they do. Mr. Schofield noted that some of Little Ranches was platted while others were not noting that the smaller properties to the west were platted.

O. [19-2963](#)

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

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

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

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

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ACME IMPROVEMENT DISTRICT ADOPTING THE DISTRICT'S

PRELIMINARY NON-AD VALOREM ASSESSMENT RATE FOR TRUTH-IN-MILLAGE ("TRIM") PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

C. RESOLUTION NO. R2019-40 (ADOPTING THE PRELIMINARY NON-AD VALOREM ASSESSMENT RATES FOR THE SADDLE TRAIL PARK SOUTH NEIGHBORHOOD IMPROVEMENT DISTRICT FOR TRIM PURPOSES)

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

Mr. Schofield introduced the agenda item. This was approval of the following resolutions setting TRIM rates for ad-valorem taxes and non-ad valorem assessments for Wellington, the Acme Improvement District and Saddle Trail Park South Neighborhood Improvement District as required by law: (a) Resolution No. R2019-39: Ad valorem millage rate proposed at 2.48 mills (no change from the current year rate, and 3.28% above the rollback rate of 2.40 mills); (b) Resolution No. AC2019-02: Non-ad valorem assessment for the Acme Improvement District proposed at \$230.00 per unit (the same as the current year); and (3) Resolution No. R2019-40: Non-ad valorem assessment rates for the Saddle Trail Park South Neighborhood Improvement District for TRIM purposes according to the attached assessment roll.

Mr. Schofield said that there was no change proposed in the property rate. He wanted everyone to understand that when they set the TRIM rate at 2.48 (same as last year), that is the maximum the rate can be noting that rate can be reduced, but it cannot be set higher. He further noted that they were not proposing a change in the Acme rate, which will stay at \$230 and the Saddle Trail rate is what is required to pay the loan amount that is due this year.

Mayor Gerwig asked what year the Acme rate increase was in. Ms. Quickel said that it was in the fifth year of the increase. Mr. Schofield pointed out that it expired at the end of the 10th year.

Staff would give a presentation on this item at tomorrow night's meeting.

5. WORKSHOP

NONE.

6. ATTORNEY'S COMMENTS

Ms. Cohen presented an update on Pine Tree. She said that Pine Tree had served its witness list in anticipation of the Injunction Hearing listing her and her paralegal, Maria. She said that she has moved for a protective order and they were in the process of trying to set that hearing. Ms. Cohen further stated that there was also a motion to intervene by individual property owners. She said that she has opposed that and filed a response in opposition to it. Ms. Cohen said that she did not believe it was appropriate for a motion calendar hearing, but the other party insisted. She said that they would go to a motion calendar, which is a five-minute hearing. She said that she did not think you could have a hearing on that particular motion in five minutes; however, the other attorney insisted in moving ahead with the hearing.

Councilman McGovern said that the alternative was that the judge did not decide to set it for a special set hearing, which delays the entire thing. Ms. Cohen said that was correct. Mayor Gerwig said that they do not want to delay this. Ms. Cohen said that the Village was not looking to delay this. She said that unfortunately all of the judge's scheduling is on line, and it was her understanding that she has taken over some of the tobacco cases. She said that the judge only has the motion calendar dates posted through early September 5th, so it is difficult to get a hearing with her.

Mayor Gerwig said that they wanted to do whatever they could to move this along. Councilman McGovern said that Council has repeatedly told that to Ms. Cohen, and he believed she was doing that. Ms. Cohen said that they could not do any more than try to do what they are doing. She said that they constantly check the dates, they tried to schedule the Motion for Protective Order and Pine Tree's Counsel is not available any of the dates that the judge released.

Mayor Gerwig reiterated that the Village wanted to get this resolved particularly with the start of the rainy season.

Mr. Schofield thought that Ms. Cohen made an exceptional effort to come to an agreement, as did the Vice Mayor.

7. MANAGER COMMENTS

At this point, Mr. Schofield said that he wanted to discuss the future of the Wellington Green Market with Council.

Mr. Schofield said that they were at the point where they had the boardwalk under construction, and the Green Market was scheduled to

start. He said, given where they were with the construction of the boardwalk, Mr. Schofield asked Council if they wanted to let the Green Market sit for a year given, and then consider relocating it there. He said perhaps they wanted to also look at a different vendor because he did not know anyone who was 100% happy with the way the Green Market has been operated. Mr. Schofield said that staff was looking for direction on this.

Councilman McGovern asked when the Village would have to commit to another contract if they stayed with the current vendor. In response, Mr. Eric Juckett, Parks & Recreation Director, said that they would have to renew and they would start back up in October for the season. Councilman McGovern asked if there was a timeframe for the commitment. Mr. Schofield explained that they would have to execute the contract in September. He said that he has had discussions with all of Council about this, but wanted to get their feelings on it and get policy direction since this was the only forum he could do that. He said that he did not expect policy direction today, but just wanted them to know that the contract is up, and if they either wanted to renew it or go out to bid.

Councilman McGovern asked what their alternative to renewing it was. Mr. Schofield said that the alternative would be to let it expire and then pick it up again next year when the boardwalk was completed.

Mayor Gerwig said that the vendors are very happy with the Village's staff, but do not like all of the moving around. Councilman McGovern thought that they were not very happy with the vendor. Mayor Gerwig said that the vendor was successful in other locations, and she wanted to have public input on this. She said that they were discussing it at Agenda Review with no one watching.

Mr. Schofield said that before they went out and ask for public input and start talking about this, he wanted to gauge Council's feelings on it.

Mayor Gerwig thought that she had been previously ready to let the Green Market go before they went with Pirates of the Treasure Coast (POTC) as the vendor because she did not see that much participation. She said that they are off and on where they have really great turnouts and things go well. She said that she had not been there much this year, and asked if any of Council had attended it throughout the year and did they have any input.

Councilman Drahos said that he has gone when they coincided with the Lakeside events.

Mr. Schofield said that he regularly attends the Green Market noting that he and his wife like to get fresh vegetables for the week.

Councilman McGovern said that they do the same thing. However, vendors have repeatedly spoken to him about not being happy with this.

Mr. Schofield said that the Parks Department have done everything possible to make it successful including some entertainment and some food trucks. He said that when Eric spoke to him, the recommendation was to let it go for the year.

Councilman McGovern said that there are vendors who would like the Village to bring it in-house like Palm Beach Gardens and other places. Mayor Gerwig indicated that she thought the Gardens used a vendor for their Green Market. Mr. Juckett said they did some research and the Gardens seems to be the only one who does it in-house while everyone else goes outside. Mr. Schofield said that he was not opposed to that, but was not prepared to make a unilateral decision without talking to Council.

Mayor Gerwig reiterated that she liked getting public input on this. Mr. Schofield said that if it was Council's decision that they get public input, they could do that.

Mayor Gerwig reiterated that she was ready to give the Green Market a break before because she felt they were not getting the quality vendors.

Councilman McGovern pointed out that there were only two vegetable vendors this whole year. He said that those vendors were the most frustrated among the vendors.

Mayor Gerwig thought they could do a smaller one and do it in-house; however she did not want to put alot of work on the staff. She said if they said they were going to do half as many vendors and do it at a smaller location, they could see if that brings in interest.

Councilman McGovern said the problem was the mix and inconsistency of the vendors.

Mr. Juckett said that if they were to reduce the vendors that would likely reduce their audience.

Councilman Drahos asked if the goat yoga and other things like that were part of the Green Market. Mr. Juckett said it was a combined with the Lake Side events. Councilman McGovern said it was a

Lakeside/Green Market combination.

Mayor Gerwig said the thought was that walking through the Green Market would increase sales, but instead people came for the other events and not to buy anything. She said that it did not have the synergy that she thought they would get from that.

Councilman McGovern said that the vendors' response was to have the Lakeside events on the grass, but for the Green Market to stay in the parking lot.

Councilman Drahos said that he did not know if he liked the alternative of letting it take a break for a year, but that perhaps they should try to salvage it while they are doing the construction even if it is on a smaller scale. Mr. Schofield said that they could do a one-year extension to POTC.

Councilman McGovern asked if anyone had talked to the vendor since this was a contract year. Mr. Juckett said that he had spoken to the vendor and she indicated she wanted to keep doing it. He said the vendor had indicated there are some issues where things could be done better. Councilman McGovern asked what were the issues the vendor noted. Mr. Juckett said that the vendor did not speak of any specifics, but that she recognized that the attendance dropped and that the vendors had slowly started to diminish throughout the year. He said if the Council wants to re-new again this year, the best bet would be to continue with them. He said there is a very short window of time if the Village was to try to take this on internally.

Councilman Drahos asked if they could have the vendor come to the August meeting and present her ideas. He said that Council could then decide if they wanted to extend the contract, and the public would be able to weigh in at the same time.

Councilman McGovern did not feel that the answer Mr. Juckett provided about what the vendor saw as issues was a good response. In response, Mr. Juckett said that he had attended the event multiple times over the last two months and he heard the same that some vendors were not happy with her.

Mr. Schofield said this is the same vendor that goes to Royal Palm Beach on Sundays, and they were having the same issues as Wellington.

Councilman Drahos asked if the goat yoga was the vendor's idea. Mayor Gerwig said that was part of the Lakeside event.

Councilman McGovern said that people want to go there and buy breakfast, buy things for the week and see the crafts; however, they did not have that mix of vendors at all.

Mr. Juckett said that was why with the construction coming up, their thought process was to hold off and bring it back and perhaps relocate it to the boardwalk where it may be a nicer setting the following season. However, if Council wanted to continue it now and work with the current vendor, they would stay at the location it is now.

Mayor Gerwig asked what the cost of this was to Wellington. Mr. Juckett said that the Village made just under \$9,000 this past season, but he did not know what it cost noting that there is one full-time employee and two part-time employees. Mr. Schofield said that the cost for the weekend for the Village is about \$450.00. He noted that the weekend that they held the Green Market on the boardwalk, the costs were higher because they brought the Public Works staff in to bring things in and out.

Councilwoman Siskind thought that was a nicer location for the Green Market. Mayor Gerwig agreed that it seems nicer back there, but people did not buy anything. Councilman McGovern noted that the vendors did not like it there.

Councilman Drahos believed that the Green Market had tremendous potential, particularly in the grassy area, but there needed to be some sort of additional draw to get people there, i.e., goat yoga. Mr. Schofield said that they could make it more of an event, but that adds to the Village's costs. Councilman McGovern thought that was something the vendor could do.

Councilman McGovern felt that there needed to be a very frank meeting with the vendor and if they were going to have any community input meeting, they also needed to get input from the sub-vendors who have a lot of ideas about what should be done. He said they know what is successful going to other places.

Mr. Schofield recommended that they get the sub-vendors to come in and speak with them as a focus group and find out what it is they want.

Council suggested having the people from POTC come to the August meeting for them to try and convince the Village to have it for one more year.

8. COUNCIL COMMENTS

Council discussed the fireworks and how good the show was. Mr. Juckett said that the attendance was over 12,000 people.

9. ADJOURN

There being no further business to be discussed by Council, the meeting was adjourned at 5:30 p.m.