

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary**

**Tuesday, August 13, 2019**

**5:30 PM**

**CIP WORKSHOP**

**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 5:30 p.m.

Council members in attendance: Anne Gerwig, Mayor; Michael Napoleone, Vice Mayor; John McGovern, Councilman; Michael Drahos, Councilman and Tanya Siskind, Councilwoman.

**2. PLEDGE OF ALLEGIANCE**

Ms. Christine Wadleigh, Budget Director, led the Pledge of Allegiance.

**3. BUDGET WORKSHOP**

Ms. Quickel, Director, Administrative and Financial Services, stated that staff would be reviewing the Preliminary Capital Improvement Plan

**B. GOVERNMENTAL CAPITAL OUTLAY INFORMATION**

Ms. Quickel reviewed the FY2020 Proposed Governmental CIP noting that there is a total of \$7.8 million dollars in projects.

Ms. Quickel then reviewed the projects:

**\*2014 Acme Renewal & Replacement Program:** This is the fifth year of that project. Funding for this program is provided by a \$30 increase in the annual assessment. Acme Assessments for FY 2020 are approximately \$740,000. Several projects are in progress: as well as upcoming projects for FY2020 that include the culvert replacement at the C4 canal at Greenbriar Blvd. Council was directed to the screen which showed a detailed location of that project.

Mayor Gerwig asked if that was one of the culverts that was undersized or collapsed. In response, Mr. Barnes said that it was undersized.

**\*Pump Station Rehabilitation.** This is the rehabilitation of trash rakes and equipment upgrades at Pump Stations 8 and 4. The renewal and replacement for Pump Station 3 was completed this year in FY19. Council was directed to the screen to look at the location of the pump stations being referenced. The Pump Station 3 project was partially funded by the NRS Grant Funding that came as a result of the last hurricane.

**\*Neighborhood Entrance Signs Program.** This program is currently underway. They have done signage for the Sugar Pond Manor Neighborhood. A blow-up map was shown for some of the locations of

the neighborhood signs.

Mayor Gerwig asked if staff was receiving input from the neighbors. Mr. Barnes stated that at this point, they only received input from Aster Cove. He said that the rest of the signs are just the standard Sugar Pond Neighborhood signs. Mayor Gerwig asked if they were in the medians. Mr. Barnes said that some are in the medians going into the smaller neighborhoods; while others are at the corners, i.e., one at the corner of Paddock and Big Blue. Mayor Gerwig recalled getting complaints from Silverbell and other neighborhoods saying that they did not look good. Mr. Barnes said that was because the other neighborhoods had conventional signs that were actual concrete block or stucco; however, those remained as wood signs that were refurbished. He said that they would be changing the look of those to be similar to the other signs. He said that they would still utilize the existing locations. Mayor Gerwig said that Aster Cove wanted theirs on the side. Mr. Barnes explained that area does not have existing signage so that would not be a problem; however, at the other locations, it is easier to place them in the median.

Councilman Drahos said that if this passed would then Sugar Pone signage then be complete. Mr. Barnes said that it should be completed. Councilman Drahos asked if any landscaping that would be required would be including in these funds. Mr. Barnes said that those generally get completed in-house noting that the cost of the landscaping is included, but not staff costs.

**\*Neighborhood Park Improvements.** Dorchester Park was completely and Essex Park is in progress. They will be applying for another grant once Dorchester is closed out. This is ongoing as they review those parks. Essex is just getting starting and they will get the grand opening set up with Council.

**\*Neighborhood Pipe Lining Program.** This is a new area that is being funded this year noting that it is the first of a five-year program to address specific areas. The first neighborhood they were looking at was the Eastwood neighborhood off of Birkdale. They were looking at \$300,000 per year to replace corrugated metal pipes with new fiberglass liners in the older neighborhoods. A detail of the neighborhood was shown. This would be a significant project in that neighborhood.

Councilman Drahos asked when they anticipated they would start the project. Ms. Quickel said that the project would probably start after October 1.

**\*Sheriff Substation Planning & Design.** This is floor planning and

design. They are tentatively looking at the Greenbriar Park area along with the Wastewater Plant. This will get started after the first of the year.

Mr. Schofield explained that the site does not encompass everything in the red box that was indicated on the map. He said it was only the area south of the roadway that crosses because they cannot go into the Water Storage Tank.

Councilman Drahos asked if PBSO had been consulted and, if so, were they in favor of that. Mr. Schofield responded affirmatively. He believed PBSO would have been happy at any site as long as they were getting a new facility.

Vice Mayor Napoleone asked if this was bigger than the existing facility, and if so, by how much. Mr. Schofield said it would be bigger than the existing facility; however, he did not know by how much. Mr. Barnes concurred that it would be bigger; however, they have not completed the programming yet so that is something that will be evolving as they start the planning.

Councilman McGovern asked what the anticipated cost of this sheriff substation was. Mr. Schofield said the end cost was anticipated to be just over \$6 million. Councilman McGovern felt that was a high number. Mr. Schofield said that number was in line with what the County was paying for similar-sized facilities. He said that they were going to try and use some of the existing designs the County has so they don't have to start from scratch. He said that given it has to be brought up to a higher wind load because it is an emergency management building, it has some security issues that they do not normally have with other buildings. Mr. Schofield said that the per square foot cost is what they expect, but said he could sit down with Council and provide the breakdowns.

Councilman McGovern said as they said as they go down this road with the \$6 million, he asked if there had been any discussion with the Sheriff's Office since they have increases in the contract every year. Mr. Schofield said that they have a discussion every year whether they want to pay the increase. Councilman McGovern felt that it should be if they ask and the Village says no, it ends. Mr. Schofield explained that the contract says that the Village pays their personnel costs and any of the costs they have for equipment at the facilities.

Mayor Gerwig said they should look at what the costs were for the facility in Royal Palm Beach, which she said was fairly new. In response. Mr. Schofield explained that Royal Palm Beach actually built that facility for their police department when they had one and PBSO assumed it when

they took over. He noted that the David Farber Conference Room is attached to it and the Sheriff's Office does not have the use of that. Mr. Schofield said that facility was there when he was the Planning Director for Royal Palm Beach 18 years ago.

Councilman Drahos asked what happens to the property the Sheriff's substation is currently at when they move over to Greenbriar. Mr. Schofield said that some of the buildings at the Public Works area will come down and it will become part of the Public Works Facility and storage. He said that solves the public works space needs for probably the next 20 years.

Councilman McGovern asked about the storage element at Village Park. Mr. Schofield said that would not move away from there. Mr. Barnes said that the majority of the use of material that is in that storage site is actually at Village Park, i.e., sand, etc. Councilman McGovern said that the equipment associated with that was there. Mr. Barnes said that was correct. He said that the other piece of equipment that goes there is used to temporarily store material that is picked up by Waste Management. He said that could go somewhere else, but the rest of the material would have to stay there. Mr. Barnes said that the other equipment that is in parks maintenance is generally park-based for Village Park and some of the outlying parks.

Regarding the programing, Mr. Barnes explained that they would go out for an RFP for a consultant to handle programming all the way to construction plans. He said as part of the scope of services, the designated selected architect and architectural team would put together a program questionnaire and interview the actual users, who in this case, would be PBSO. He said that the Village would be along for the ride as the owner's representative since it is their building; however, PBSO would ultimately have the first cut at the program. The Village would have to ensure that there are no crazy requests that are not warranted. He said if the consultant misses something that they know is present at the existing operation they would put that out there. Mr. Barnes said that they would not build a park without talking to the sports providers so they would not build a PBSO Substation without talking to PBSO.

Councilman Drahos said he would not want it to be just surveys as this station needed to work extremely effectively. Mr. Barnes said that this would be a combination of them talking to the people who are working there as well as very detailed questionnaires, such as how many filing cabinets, what size, etc. He said it was standard for architectural to do that. Mr. Barnes said that the architect that would be selected would be someone who has experience doing public safety facilities for police

departments, fire departments, special operations and that type of thing. Mr. Barnes said that they would not get someone who is a residential house designer to do a PBSO substation.

Mr. Barnes said that they would not be reinventing the wheel as there are several substations that the County has opened within the last 15 years that they would look at. He specifically mentioned the one at North Station off Beeline Highway south of Blue Heron. In addition, he said that a facility was recently constructed in West Boynton adjacent to West Boynton District Park B and Park Vista High School. He said that facility is in District 4 and is approximately 10,000 feet and they are in the same ballpark as the Village. He noted that it also has many civic uses located with it. Mr. Barnes said that facility was built in 2008 at a cost of approximately \$4.6 million. He said that \$4.6 million in 2008 compared to \$6 million in 2019 couldn't be that far off. Mr. Schofield said that they have been using \$6 million for budgeting purposes for almost a year.

Vice Mayor Napoleone asked if there were any sources of funds, i.e., public safety grants that could be used to defer some of these costs from the general revenues. Mr. Schofield said that they were looking for them. Councilman McGovern asked if this was the kind of thing they could be looking for from the legislature as well. Mr. Schofield said that it was on their list of things for the lobbyists to look for funding.

Councilman McGovern said that they just all received a letter that now was the time to bring items for this session to the legislature. Mr. Schofield said that the lobbyists are currently working on a list. Councilman McGovern that that components of this project could be funded. Mr. Barnes said those are the components that are generally being funded, i.e., generators, hurricane hardening, etc.

Vice Mayor Napoleone said that he was sure Ms. Quickel would find any dollars to offset the cost.

Councilwoman Siskind asked if Greenbriar was the final site or was there any other sites being considered. She felt that location was so tucked away and perhaps somewhere on 441 would be a better location. Mr. Schofield said that the real problem was finding land that the Village actually owns that they could put it on. He said that the other place they looked at was where they are doing storage in Village Park. He said the Greenbriar locations is close to their existing facility, is large enough and is property the Village owns.

Councilman Drahos asked if the Village had considered acquiring property. Mr. Schofield said there is a cost to acquire property and,

doing so, would add another couple of million dollars to the project.

Mayor Gerwig thought that when the Sheriff's sub-station was located at the Old Wellington Mall it was a more centrally located area. Mr. Barnes said that this was not your typical old school facility noting it was not a fire station as they are out on the road. He said that you do not have a response time issue as you do with a Fire Department. He said that they are not based in the office except Monday to Friday where they have the Captain and some of the administrative staff.

Councilman Drahos asked if they were considering any other options. He asked how many square feet was the Circuit City building located at the mall. Mr. Schofield said that it was over 30,000 square feet. As part of the \$600,000, Councilman Drahos asked if they could ask the architect to consider other options. Mr. Schofield said that they could, but explained one of the problems they have in putting it in a commercial space is that where they are now completely fence, which they would have to do and they also would have to provide spaces for the trailers and things in other facilities.

Mayor Gerwig spoke about access and the issue they had accessing that area during events. Mr. Schofield said that they always made it available to have access, but they have asked them to have someone watch the facility or they pay to gate and fence it off. Mayor Gerwig thought as they move forward they should have that discussion. Mr. Schofield said that once they know they are moving ahead with this, they would then be out of that discussion and it becomes a discussion between the Council and how Public Works operates. He said that they have looked at that and there are ways to do it. He said that they could fence and gate it the way that it works. Mr. Barnes said that they just need to come up with a different driveway section there as the existing one would not meet the standards for a public thoroughfare.

Councilman McGovern said that they should discuss whether that access would be used, does it actually allow for exiting to a place that people want to go or do they want to go the other way. Mr. Schofield said that the time or two that it has been used, it has helped because they can leave the showgrounds and go to Greenbriar where there is a light.

Vice Mayor Napoleone asked staff to explain why they were building a new substation. Mr. Schofield said that the building is 45 years old, does not meet any of the wind load requirements and while they have very few emergencies, they do need to do that. He said that it has to do more with the economics of public works than the Sheriff's Department. He explained that the Public Works facility is older than the Village and was

originally with Acme. He said that some of those buildings are over 40 years. He said that as they have outgrown that, they have looked at options for relocating Public Works. He said that if they go back to previous capital discussions, one of the things they will see is relocating Public Works to this site. Mr. Schofield said that the cost to relocate that department is roughly \$15 million. He said that they would have about \$1 million worth of remediation to the current site. He said that this allows the Village to spend about \$6 million to relocate the Sheriff's Office and spend about \$2 million on the Public Works site. Mr. Schofield said that would give them 20 years of useful life out of the Public Works and probably longer out of the Sheriff's facility. He said that it is \$7 million cheaper to do it this way than to relocate Public Works.

Mayor Gerwig said that they have had to house PBSO at Village Hall for emergencies and they would not have to do that.

**\*Tiger Shark Cove court & Crossing.** This is currently in progress. It is the construction of a full-court basketball court and concrete sidewalk as well as redesigning road crossing to improve traffic flow. This will be carry forward until the project is complete. A location map was shown.

**\*Town Center Boardwalk.** This project is in progress. The funding for will be carried forward as well as new funding is budgeted for \$1.5 million to be added to that.

**\*Village Park Field Renovation:** This project is in progress. It is funding for the rebuilding and improving drainage and fencing for Village Park Field #21. The location of the fields was shown. An additional \$300,000 was added to the project. In future years, they will plan future funding for fields #6 and #7, which are multi-purpose fields.

Mayor Gerwig asked how long it would take and were they prepared to work around the funding for that. Mr. Barnes said that they were noting that most of the programming happens during the schools year except for the American Legion and other occasional rentals during the summer. He said at some point there will be some program that will be disrupted, but hopefully most of it will be done in the off-season.

**\*Wellington Community High School Sport Complex.** This project is currently in progress and it is the sports complex at Wellington High School. An additional \$2.4 million has been budgeted for the project. The location areas was shown. They will continue to work on that project and will be moving the funding forward from this year.



**A. UTILITIES CAPITAL OUTLAY INFORMATION**

Ms. Quickel said that the next area was the Utilities Projects for FY 2020. There is a great budget and list of project in utilities totaling almost \$10 million.

**\*Force Main System.** This project is currently in progress. An additional \$3.8 will be budgeted for this project. The section in progress include: Forest Hill, South Shore Force Main and Lift Station Upgrades Phase I. In FY2020, they will construct South Shore Force Main Phase 1 replacement and complete Phase II Life Station upgrades.

**\*Raw Water Supply Improvements.** There is an additional almost \$2.3 million that has been budgeted for this in 2020 and it is for the consumptive use permit modification and Wellfield Rehabilitation Phase II. In FY2020, they will be doing the wellfield rehabilitation Phase II and South Raw Watermain Replacement.

**\*Warehouse/Offices/Generator at the Water Treatment Facility.** This is currently in progress and there is an additional \$500,000 budgeted. This year they will carryforward and it is basically a \$5 million project.

**\*Water Treatment Facility.** This is improvements at the Water Treatment Facility. They are budgeting an additional almost \$2.6 million dollars for this. She said that currently the Water Treatment Plant project Renewal & Replacement Membrane Plant Expansion is underway as well as Train 7 buildout. In FY2020, they will complete the Water Plant Master Plan and Train 7 Buildout, which is a very large project.

**\*Water Reclamation Facility.** There is an additional \$200,000 being added to the current \$2.5 million. She said that next year, they would be designing the Emergency Power Enhancements for that project.

**\*New & Replacement Assets for both governmental funds and enterprise.**

**For the Governmental Funds** there is a total of \$800,000 for vehicles and other equipment. New assets being requested: fleet lift; special events trail and mosquito repel system. The replacement assets include: new dump truck, 11 vehicles, project and dance floor, fuel system and mowers.

**For the Enterprise funds** there is \$543,700 in new and replacement

equipment. New assets include: vacuum trailer, raw water generator and tools/maintenance equipment. Replacement assets include: refuse collection carts, spotter truck and utility truck.

Mr. Schofield said that the Enterprise Fund is down from \$253,000 from last year. He noted that this goes up and down depending on when equipment needs to be replaced.

Ms. Quickel said that those are the capital projects that they have included in the budget. She said that the total is a little over \$17 million. She said that there are some new big projects, and a lot of them are ongoing projects. Ms. Quickel said there is a big focus on the critical infrastructure. She said that staff was available to answer questions.

Councilman McGovern said that they have been planning the utility upgrade for a long time. Ms. Quickel explained that they look ten years out with their capital improvements and try to stay on track with that. She said that there are some adjustments every year, but they do plan along those lines.

#### **4. CLOSING COMMENTS**

None.

#### **5. ADJOURN**

There being no further business to be discussed, the meeting was adjourned at 6:05 p.m.