

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Action Summary - Final

Monday, August 9, 2021

3:00 PM

CIP WORKSHOP

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

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

1. CALL TO ORDER

Mayor Gerwig called the meeting to order at 3:00 p.m.

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

2. PLEDGE OF ALLEGIANCE

Mayor Gerwig led the Pledge of Allegiance.

3. BUDGET WORKSHOP

Mr. Barnes explained that Ms. Quickel will start the presentation and then turn it over to Ms. LaRocque.

A. UTILITIES CAPITAL OUTLAY INFORMATION

Ms. Quickel explained the item. She mentioned that Ms. LaRocque will present the Utility Capital Improvements plan for Fiscal Year 2022.

Ms. LaRocque presented the proposed Utility Capital Plan. She discussed the Strategic Direction of the last 5 years and their Accomplishments.

Mayor Gerwig mentioned that there were other options that were available instead of the water use permit. She asked if the water use permit was the most reasonable option in securing the water needs of the residents.

Ms. LaRocque explained that five years ago they thought they would have to go to the Floridan Aquifer in order to meet our build out water supply needs. Through very sophisticated modeling, they were able to show that because of diversion and impoundment permit, we are able to store water in the dry season and it helps to recharge the aquifer and that would account for the additional water that would be needed for build out. The Floridan Aquifer is expensive and not always sustainable.

Ms. LaRocque continued with her presentation by continuing her discussion on their accomplishments and future priorities/ projects.

Mayor Gerwig asked if this was adjusting PFAS.

Ms. LaRocque explained that PFAS's are unregulated contaminants and they continue to monitor it, even though they are not required to. She said that we are fine. Membrane treatment is the only treatment that provides 100% barrier against virus, bacteria and all of the unregulated contaminants. She said that we are positioning Wellington to be in that situation within the next 4-5 years.

Vice Mayor McGovern asked if our goal is by the end of that five years to be at 100% membrane treatment.

Ms. LaRocque stated that was correct.

Vice Mayor McGovern asked how far along are we in that process now.

Ms. LaRocque stated that we are a bit away from that. She mentioned that she will explain more with one of the projects she is going to talk about, but they are incrementally expanding the membrane facility. She said that they will get that to our current capacity and then we can turn the switch off at the Lyme plant.

Ms. LaRocque continued with her presentation discussing the CIP Program Summary which includes the Communications and Technology Investment of \$50,000 and the Raw Water Supply Improvements for \$2,260,000.

Mayor Gerwig asked if it did not make sense to just replace the Lyme portion and asked if we could do that.

Ms. LaRocque stated that they certainly could, but explained that the Lyme softening plant does not provide the level of treatment that is required to meet the enhanced water quality regulations that are currently being discussed.

Mayor Gerwig asked what the benefit of connecting the Lyme and the membrane plants is.

Ms. LaRocque explained that it is the connecting of the supplies. She said it has to do with rated capacity. She said that each of the systems are rated separately and in order to get the membrane plant rated to the capacity that we need, we have to connect the supply system. She said that they are limited in the membrane plant until they do that connection.

Mayor Gerwig asked if there was any way to skip that.

Ms. LaRocque said no.

Ms. LaRocque continued on with her presentation discussing the next project, which is the Water Treatment Plant for \$2,575,000, Water Distribution and Re-pump Stations of \$1,100,000 and the Wastewater Forcemain System of \$4,400,000.

Vice Mayor McGovern asked when she said "conversions of that lift station and designs," what was she talking about.

Ms. LaRocque explained that a liftstation includes a well or an underground storage space. This project will convert that from a storage well to an inline booster pump station. The capacity of Station 92 is very small and currently are bypassing it. They currently have some space constraints, so this above ground station will allow us to facilitate growing needs and address current operational concerns.

Vice Mayor McGovern asked that for the overall long-term success of the whole system, we need to do this.

Ms. LaRocque stated that was correct.

Mayor Gerwig asked if this was the older portion.

Ms. LaRocque stated that it was and it is located along the State Road 441 Corridor, near Village Royale.

Councilman Napoleone asked if Ms. LaRocque could explain why we are going down South Shore with this project.

Ms. LaRocque explained that our main forcemain that delivers domestic waste from our service area to the wastewater treatment plant runs through Palm Beach Polo. That line is about 40 years old, does not meet current standards and there are limitations relative to replacing it due to existing structures and large trees. It is very challenging because the whole area is built out. This project will re-route that master forcemain along South Shore to the Water Reclamation Facility. The forcemain in Palm Beach Polo will still remain, but it will only serve Palm Beach Polo. Right now, everything flows through Palm Beach Polo. This is a replacement of that line, but also adds redundancy. If something should happen, they could still flow through there if they needed to.

Mayor Gerwig asked if we can protect this line better without trees.

Ms. LaRocque mentioned that a good majority of the line will be under the sidewalks, so that helps protect it. She also mentioned that it is in the

right of ways, which we control.

Ms. LaRocque continued on with her presentation discussing the next project of the Wastewater Treatment Facility for \$900,000.

Vice Mayor McGovern asked when Ms. LaRocque mentioned that we have size constraints at the wastewater plant, did that mean we were eventually going to need to expand that facility or will we need another one.

Ms. LaRocque explained that because we have space constraints, we have to get creative on how we are going to meet our ultimate demands. Right now the plan is rated for 6.5 million gallons a day and we have to take it to 7.5 million gallons a day. Without having to expand the facility, we do that through the construction of the aerobic selector. The selector enhances the actual treatment to allow us to re-rate the plant to 7.5 million gallons a day.

Mayor Gerwig asked if we are still having problems with getting rid of the end product of the dryer.

Ms. LaRocque stated that we have no issues with getting rid of the end product. She said that because we use the dryer, we have no issues with the end product. Non-dried sludge is highly regulated and dried sludge is not. She said that we also have a backup with the Solid Waste Authority, if need be.

Ms. LaRocque continued on with her presentation discussing the last project, which is the Reuse System of \$350,000 and then reviewed the FY 22 Utility Capital Program Summary.

Mayor Gerwig reminded everyone that all these projects that were just discussed are coming out of the enterprise fund, which is paid for through collections of the utilities.

Ms. LaRocque stated that was correct. She said that they do not receive tax dollars and they contribute to the General Fund to pay our portion of costs they use to run the utilities, which includes administration costs.

Vice Mayor McGovern asked that when we call this a preliminary budget it is because these all come back.

Ms. Quickel stated that the projects do.

Councilman Napoleone commended the utility department for the work

they do.

Ms. LaRocque thanked him for the recognition and she recognized her staff as being highly professional and dedicated.

Mayor Gerwig, Vice Mayor McGovern and Councilwoman Siskind also gave their praises to the utility department.

B. GOVERNMENTAL CAPITAL OUTLAY INFORMATION

Ms. Quickel explained that they would return the discussion to the Government Capital Outlay Improvement presentation. She presented the first project as the Aeroclub Widening & Bike Lanes at \$1,350,000.

Mr. Reinsvold gave an overview of the project as well as gave a powerpoint presentation to Council.

Mayor Gerwig asked if we were able to do landscape beds in the swale area.

Mr. Reinsvold said that these are the swale areas and it would be set back as far as where the trees would be in order to make sure they can still drain.

Mayor Gerwig asked if there would be a curb.

Mr. Reinsvold stated there would not be.

Councilman Drahos asked if they anticipated any need to remove more trees.

Mr. Reinsvold said definitely not. He continued on with the presentation discussing the bike lanes.

Mayor Gerwig asked if these were actual bike lines that we would striping as bike lanes.

Mr. Reinsvold stated that they would not be striping them as bike lanes

and mentioned that they are described as "paved shoulder bike lanes."

Mayor Gerwig asked if we could have "Share the Road" signs.

Mr. Reinsvold stated that those are definitely things we can add. He mentioned that we cannot use the sign that has the man with the helmet, striping it or putting signs up that say "Bike Lane".

Vice Mayor McGovern asked about the interaction between this funding and the grant awards that apply to this.

Ms. Quickel explained that the Aero Club grant was for the pathway widening and when they had agreed to the widening, it originally had been for bike lanes. They then agreed to swap it for the pathway widening with our agreement that we would expand and extend the roadway. She said that this is the final part of that and there is no additional grant funding. This is a two phase funding.

Councilman Drahos asked if we have already received the funding or are they waiting until we do our end of the agreement first.

Ms. Quickel stated that we have already received the reimbursement when we completed the pathway.

Ms. Quickel continued on with the presentation. The next project is the Pierson/South Shore Intersection at \$4 million.

Mr. Reinsvold explained the powerpoint presentation of the Pierson/South Shore Intersection Improvements - Existing Condition and the Pierson/South Shore Intersection Improvements - Overview.

Mayor Gerwig asked if that will enhance drainage or replace it.

Mr. Reinsvold stated that it will really just replace it and they may lose a little bit of storage in the canal. He said that anything they do at this specific point, they would have to compensate in another place.

Mayor Gerwig asked who requires us to do that.

Mr. Reinsvold stated that we require ourselves to do that. He said that once they go to South Florida Water Management for the permits, they would then require it as well.

Mr. Reinsvold continued on with the presentation of the overview of the improvements. He then explained the Pierson/South Shore Arterial

Analysis.

Vice Mayor McGovern asked if it is because of the space constraints that we cannot make the levels better than that.

Mr. Reinsvold stated that was correct and that is about as expansive as they can get as they are going from edge to edge.

Mayor Gerwig asked what desired level of service is in the Equestrian Preserve area.

Mr. Reinsvold stated that he believed it was a C.

Mayor Gerwig asked if they are aiming for a slower level of service on purpose in that area.

Mr. Reinsvold stated that was correct and this was really to enhance the movement through the intersection.

Councilman Drahos asked where does it stand with the landowner that had aspirations for work on this area and how does that affect the cost.

Mr. Barnes explained that a letter was presented to them a few weeks previous related to the outstanding developer improvement commitment that has yet to be funded and with the assessment of the increased cost based on the time that has elapsed from when the original cost estimate was submitted to today. He said that they will have the ability to review that and provide their own updated engineering probable cost and we would review that accordingly. He said that he would check with Mr. Stillings to find out when their last extension runs until.

Councilman Drahos asked the name of the entity that is to pay this.

Mr. Barnes stated that it was several entities.

Councilman Drahos asked if the \$4 million dollar cost includes the \$1.4 million intersection cost.

Mr. Barnes stated that it included it as it includes that component of work.

Councilman Napoleone asked he could get an explanation of what the Developer's Improvement is supposed to be.

Mr. Reinsvold explained the improvements by showing it on one of the slides in the presentation. He mentioned that if you were heading

eastbound, there would be a dedicated right turn lane, a dedicated straight and a dedicated left. He found the agreement and said that it included requirements of a new horse crossing from the south side of Pierson Rd to the north side of the C23 canal, the bridle trail on south property line from the new access point to the east property line, the designated north bound right turn lane on South Shore Boulevard with a minimum 280 feet of storage and 50 feet taper at the access of the South Shore property and provide a separate east approach left turn with 280 feet of storage at Peirson Road and South Shore Boulevard intersection and provide a west approach left turn lane with 370 feet of storage at the Peirson Road and South Shore Boulevard intersection.

Mayor Gerwig asked if we will be reimbursed for all this since it is included in our proposed project.

Mr. Barnes explained that at this time this item is a placeholder. He said that until we figure out a way to get that commitment, there will be no way to proceed and they would not do without Council's approval.

Councilman Drahos asked that they have the right to deny or grant any application for special use permits on that property contingent upon this condition being met.

Mr. Barnes stated that was correct and not only on this condition, but on a number of different basis.

Councilman Drahos asked if there was an expiration date of the state of emergency.

Mr. Stillings stated that we do not have one. There is an on-going state of emergency and then there is 90 days added on to that. There is no way to calculate until the emergency is closed.

Vice Mayor McGovern asked if the emergency that we are currently in is COVID-19.

Mr. Stillings stated that was correct.

Mayor Gerwig asked if the Governor had lifted that emergency.

Mr. Stillings stated that he did not believe so.

Ms. Cohen stated that she believed it had. She did say that even if he lifted it, there is an extension of around 6 months on that. She said that if any storms are declared emergencies, then there will be another delay

period.

Mr. Stillings stated that there is an on-going emergency and it could be something else, like opioids, but he did not recall which one it was.

Councilman Napoleone asked when was the last time we spoke with the developer on this topic and was the response was.

Mr. Barnes stated that he spoke to him about two weeks prior and the letter went out a week later.

Vice Mayor McGovern asked when they are required to respond by.

Mr. Barnes indicated that there was no required response date because the expectation was immediately. He said that as of now, the time frame will be a week before we schedule the meeting/workshop with Mr. Bellissimo and his team.

Ms. Quickel continued on with the presentation regarding the next capital project of the Town Centre Phase 2 Project of \$8.3 million.

Ms. Colleen Walter, Urban Design Studios, explained the proposed details of the Town Centre Phase 2 Project and presented a powerpoint to the Council. She discussed the original goals, the design, the modifications and the additions.

Mayor Gerwig asked if we were fencing in the area.

Ms. Walter stated that the only area that will be permanently fenced off is Scott's Place. She said that the rest of the area could be temporarily fenced off as you do today for the various events.

Councilman Napoleone asked if the permanent sound control room has dropped out of the design.

Ms. Walter stated that it has dropped out of this budget phase, but she thinks that it is something that the Village is still looking to do. She said that for the current budget that is being proposed, it has dropped out or pushed to another phase.

Mr. Barnes explained the speaker/sound system.

Ms. Walter described the infrastructure that will be done as well as the drainage.

Mayor Gerwig asked about the traffic crossway issue.

Ms. Walter explained the parking for Scott's Place in correlation to the entrance of Scott's Place.

Mayor Gerwig asked about the sound adjustment issue.

Ms. Walter explained that the sound has been of great discussion and at this time, there have been no berms or physical constraints proposed. She said what has been discussed is modifications or adjustments to the existing speakers as well as better management of the sound directions.

Councilman Drahos asked about the parallel parking section. He asked when it is not being used for food truck parking, how many spots are available.

Ms. Walter stated that there are a total of 19 parking spots along those two sections. She also mentioned that there is a proposal to create direct connections from these improvements up to the lake front promenade.

Mr. Barnes discussed the green space and berming.

Mayor Gerwig asked about the pavilions at either end of the green space. She asked if the brown spots on the plan were indicating covered pavilions.

Ms. Walters said that was correct. She said that there were actually four covered pavilions that had been incorporated in the plan.

Mayor Gerwig asked if it was still natural grass at the amphitheater.

Mr. Barnes stated that it was the plan to continue that.

Vice Mayor McGovern asked if that grass would be throughout the area.

Ms. Walters said yes.

Vice Mayor McGovern asked if it would even be in the green space.

Mr. Barnes said no.

Ms. Walters mentioned that there would be water fountains (including a triple tier one) and pet collection bags.

Mayor Gerwig asked if we have had any problems going the route of using the CMAR for our projects.

Mr. Barnes stated that it has been a value add every time we have used it on both the utility and general government capital side.

Ms. Quickel continued on with the presentation. She started the presentation of the projects that are funded in the fiscal year 2022 for the planning design and soft costs. The first item was the Aquatics Center of \$1.5 million for planning design and soft costs.

Mr. Barnes explained the proposal of funding for the planning and design of the new aquatics center. This would include possibly moving the location or leaving at current location. He said that it is something to look at, but he said that staff recommends moving to another Village owned site.

Vice Mayor McGovern asked if this is just basically an item that states that we will continue down the road making those decisions.

Mr. Barnes said yes.

Ms. Quickel continued on with the next project in the presentation. The next planning design and soft cost project is the Sheriff's Substation/Building Department Offices of \$900,000.

Mr. Barnes explained that they are in the very beginning stages of this project. They are just trying to determine a cost and right now, this is strictly a guess. He explained the process of this project.

Mayor Gerwig asked if this could be located almost anywhere.

Mr. Barnes stated that ideally it would be at Town Centre, but not sure where. He suggested somehow a connection to this building. He is recommending that they look at this site first before looking elsewhere and gave some suggestions of what could be done here at this building.

Vice Mayor McGovern asked if this item will just move us to do this project in a year or two and there is no building this year.

Mr. Barnes said that was correct and that it is strictly planning and design. No construction will be done.

There was discussion on former locations of the PBSO offices.

Ms. Quickel continued on with the presentation. She said that the next item for planning design and soft costs is the Community Park on South Shore Boulevard for \$500,000 to redevelop the facility.

Mr. Barnes explained the redevelopment of South Shore Park. He also mentioned going out for requests for proposals for public/private partnerships as there has been interest indicated by local professional athletes.

Ms. Quickel continued on with the presentation. She said that the next item is the Tennis Center for \$150,000 for expansion of the center for pickleball courts and additional tennis courts.

Mr. Chuck Gill explained the reasoning for the need to expand the center.

Councilman Drahos asked where people are playing pickleball now.

Mr. Gill said that they are playing at Village Park.

Mr. Barnes said that we have had them at the outdoor hockey rink, indoors hockey rink and indoors at the Boys and Girls Club.

Councilman Drahos asked if Mr. Gill was sending anyone over to the high school tennis courts.

Mr. Gill stated that they had over 20 kids at the high school over the summer. The high school will use those courts now. He said that he would assume on the weekends, the general public could use the courts.

Mayor Gerwig asked if the original plan was for a stadium court.

Mr. Barnes explained the original plan was expansion of the courts and a center court.

Councilwoman Siskind asked if this design is looking at three clay courts plus three hard courts and additional pickleball courts.

Mr. Gill stated that was correct.

Mayor Gerwig asked about additional parking.

Mr. Barnes explained that they have paved all the grass parking, but there is room to address some additional parking.

Ms. Quickel mentioned that they expanded the parking two years ago.

Mayor Gerwig asked about the lack of room in the clubhouse and asked if there was any plan in the design to add to that facility.

Mr. Barnes stated that there has been discussion on that. He said that this plan does not address that, but would love to add to it.

Councilman Napoleone asked how many parking spots are out there now.

Mr. Barnes stated that he was not sure, but they would find out.

Ms. Quickel continued on with the presentation. She said the next item is the Traffic Engineering and Turn Lanes project at intersection of Stribling Way at Donahue for \$75,000 and it is pretty routine. The next item is the Wellington Environmental Preserve Expansion at Section 24 for \$500,000. This is a matching grants funding project. She played a video for the Council with more information. She discussed replacing Bridge #1, Bridge #2, and the project budget which included the grant that has already been received. She then discussed the Amphitheater Improvements grant and explained where we are in that grant process. She also discussed acquiring the additional 45 acres of preserve property (Moncata property). She explained that there are new and replacement assets in the budget. She also presented them with a listing of grants in progress.

4. CLOSING COMMENTS

Mayor Gerwig asked about borrowing \$10 million for the budget.

Ms. Quickel explained it would be brought up at the September budget meeting.

5. ADJOURN

There being no further business to discuss with Council, the meeting adjourned at 5:06 pm.