

# **Village of Wellington**

*12300 Forest Hill Blvd  
Wellington, FL 33414*



## **Action Summary - Final**

**Thursday, September 1, 2022**

**4:00 PM**

**Village Hall - Conference Rooms 1E & 1F**

## **Village Council Workshop**

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

**1. CALL TO ORDER**

Councilwoman Siskind called the meeting to order at 4:00 p.m.

Council Members in Attendance: Tanya Siskind, Councilwoman, John McGovern, Councilman, and Councilman Michael Napolene.

Absent: Anne Gerwig, Mayor and Michael Drahos, Vice Mayor

**2. PLEDGE OF ALLEGIANCE**

Councilwoman Siskind led the Pledge of Allegiance.

**3. REVIEW OF COUNCIL AGENDA**

Mr. Barnes introduced the agenda for the September 6, 2022 Regular Council Meeting for review.

**A. [22-5344](#) RECOGNITION OF WELLINGTON LANDINGS MIDDLE SCHOOL LUNCH LADIES**

Mr. Barnes introduced the item. He stated that this was Recognition of Wellington Landings Middle School Lunch Ladies. He stated that Ms. Edwards and her team will have a reception for the Lunch Ladies. He answered questions from Council.

**B. [22-5385](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF AUGUST 9, 2022**

Mr. Barnes introduced the item. He stated that this was the Council Approval of the Minutes of the Regular Wellington Council Meeting of August 9, 2022. He asked Council to provide comments, if any, to the Clerk's Office.

**C. [21-4904](#) AUTHORIZATION TO NEGOTIATE A CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF AN AQUATICS FACILITY**

Mr. Barnes introduced the item. He stated that this was the Authorization to Negotiate A Contract for Architectural and Engineering Services for the Construction of An Aquatics Facility. He noted that the Item will have to move to the Regular Agenda as Item 8D.

Mr. De La Vega explained the item.

Mr. De La Vega and Mr. Barnes answered questions from Councilman McGovern.

**D.**     [22-5275](#)     AUTHORIZATION TO RENEW AN EXISTING CONTRACT WITH STERLING WATER TECHNOLOGIES, LLC FOR THE SUPPLY AND DELIVERY OF LIQUID DISPERSION POLYMER

Mr. Barnes introduced the item. He stated that this was the Authorization to Renew An Existing Contract with Sterling Water Technologies, LLC. for the Supply and Delivery of Liquid Dispersion Polymer.

Mr. De La Vega explained the item.

Ms. Panse further explained the item.

Mr. De La Vega answered questions from Councilman McGovern.

**E.**     [22-5281](#)     AUTHORIZATION TO CONTINUE UTILIZING INDEPENDENT CONTRACTOR AGREEMENTS WITH TENNIS PROFESSIONALS TO PROVIDE TENNIS INSTRUCTION

Mr. Barnes introduced the item. He stated that this was the Authorization to Continue Utilizing Independent Contractor Agreements with Tennis Professionals to Provide Tennis Instruction.

Mr. De La Vega explained the item. He answered a question from Councilman McGovern.

**F.**     [22-5332](#)     LEASE TERMINATION AGREEMENT WITH SPRINT SPECTRUM REALTY COMPANY, LLC

Mr. Barnes introduced the item. He stated that this was the Lease Termination Agreement with Sprint Spectrum Realty Company, LLC.

Ms. Panse explained the item.

Ms. Cohen and Ms. Panse answered questions from Council.

**G.**     [22-5334](#)     RESOLUTION NO. R2022-49 (THE DEPARTMENT OF STATE, DIVISION OF ARTS AND CULTURE GENERAL SUPPORT PROGRAM GRANT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE DEPARTMENT OF STATE, DIVISION OF ARTS AND CULTURE FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE GENERAL SUPPORT PROGRAM GRANT FOR AMPHITHEATER PROGRAMMING; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2022-49 (The Department of State, Division of Arts and Culture

General Support Program Grant).

Ms. Quickel explained the item. She answered questions from Council.

H. [22-5343](#)

RESOLUTION NO. R2022-50 (WINDSOME FARMS PLAT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING PLAT OF WINDSOME FARMS BEING A PORTION OF SECTION 28, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

Mr. Barnes introduced the item. He stated that this was for Resolution No. R2022-50 (Windsome Farms Plat).

Mr. Reinsvold explained the item. He presented a PowerPoint and read the explanation into record. He discussed the Location Map and Plat Overview.

Mr. Reinsvold and Mr. O'Dell answered questions from Council.

I. [22-5390](#)

A. RESOLUTION NO. R2022-54 (FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT UNDER PROVISIONS OF THE RECREATIONAL TRAILS PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL TO ENTER INTO AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE PURPOSE OF RECEIVING A GRANT UNDER PROVISIONS OF THE RECREATIONAL TRAILS PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104; AND PROVIDING AN EFFECTIVE DATE.

B. RESOLUTION NO. R2022-55 (THE FISCAL YEAR 2021-2022 CAPITAL FUND BUDGET FOR THE RECREATIONAL TRAILS PROGRAM GRANT FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FISCAL YEAR 2021-2022 CAPITAL FUND BUDGET FOR THE RECREATIONAL TRAILS PROGRAM FOR THE WELLINGTON ENVIRONMENTAL PRESERVE BOARDWALK IMPROVEMENT PROJECT NUMBER T2104; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2022-54 (Florida Department of Environmental Protection Grant Under Provisions of the Recreational Trails Program for the Wellington Environmental Preserve Boardwalk Improvement Project Number T2104); and Resolution No. R2022-55 (The Fiscal Year 2021-2022 Capital Fund Budget for the Recreational Trails Program Grant for the Wellington Environmental Preserve Boardwalk Improvement Project Number T2104).

Ms. Quickel explained the items. She answered questions from Councilman McGovern.

**J.**      [22-5387](#)

APPROVAL BY THE WELLINGTON COUNCIL AND ADOPTION BY THE ACME BOARD OF SUPERVISORS OF RESOLUTION NO. AC2022-08 APPROVING THE PLAN OF IMPROVEMENTS AND ENGINEER'S REPORT FOR UNIT OF DEVELOPMENT 50th STREET

Mr. Barnes introduced the item. He stated that this was the Approval by Wellington Council and Adoption by the Acme Board of Supervisors of Resolution No. AC2022-08 Approving the Plan of Improvements and Engineer's Report for Unit of Development 50th Street.

Ms. Quickel explained the item. She advised that this item was presented in late July and noticed for the required period; as well as provided to anyone who has requested it. She answered questions from Councilman McGovern. She stated that Mr. Raymond and Mr. Edwards would attend the meeting to explain the next steps.

Ms. Cohen further explained the item and noted that there is a contract to purchase a portion of the acreage. She answered questions from Council.

Ms. Quickel answered a question from Councilman Napoleone. She noted that Council will be asked if they are in agreement to recess and explained the procedure.

There was discussion on reordering the agenda.

Mr. Barnes stated the reordering of the agenda was as follows: Item 7B will be moved to Item 7C and Item 7C will be moved to Item 7D.

**K.**      [22-5169](#)

FIRST PUBLIC HEARING FOR PROPOSED FISCAL YEAR 2021/2022 MILLAGE RATE, BUDGET AND ADOPTION OF THE FISCAL YEAR 2022/2023 CAPITAL IMPROVEMENT PLAN

Mr. Barnes introduced the item. He stated that this was the First Public Hearing for Proposed Fiscal Year 2022/2023 Millage Rate, Budget and

Adoption of the Fiscal Year 2022/2023 Capital Improvement Plan.

Ms. Quickel explained the item. She mentioned that there would be a full presentation at the meeting. She mentioned that the Second Public Hearing would be held on Wednesday, September 21, 2022. She answered questions from Council.

L. [22-5371](#)

ORDINANCE NO. 2022-26 (LOTIS II ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNERS; AMENDING SECTION 12 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was for Ordinance No. 2022-26 (Lotis II Annexation).

Mr. Stillings explained the item. He mentioned that there would be a full presentation at the next meeting. He presented a PowerPoint slide and discussed the Location Map. He answered questions from Councilman McGovern.

M. [22-5389](#)

A. ITEM: APPROVAL BY THE WELLINGTON COUNCIL AND ADOPTION BY THE ACME IMPROVEMENT DISTRICT BOARD OF SUPERVISORS OF RESOLUTION NO. AC2022-09 LEVYING DRAINAGE TAXES IN THE FORM OF NON-AD VALOREM ASSESSMENTS ON THE LANDS IN UNIT OF DEVELOPMENT 50TH STREET OF THE DISTRICT BENEFITTED BY THE IMPROVEMENTS

DESCRIBED IN THE PLAN OF IMPROVEMENTS FOR SUCH UNIT; AND PROVIDING AN EFFECTIVE DATE.

B. ITEM: APPROVAL BY THE WELLINGTON COUNCIL AND ADOPTION BY THE ACME IMPROVEMENT DISTRICT BOARD OF SUPERVISORS OF RESOLUTION NO. AC2022-10 INITIALLY AUTHORIZING THE ISSUANCE IN ONE OR MORE SERIES OF NOT EXCEEDING \$6,387,187.00 BONDS OF SUCH DISTRICT TO FINANCE THE COST OF IMPROVEMENTS WITH RESPECT TO UNIT OF DEVELOPMENT 50TH STREET OF THE DISTRICT; PROVIDING THAT SUCH BONDS SHALL BE PAYABLE SOLELY FROM DRAINAGE TAXES LEVIED AS NON-AD VALOREM ASSESSMENTS BY THE DISTRICT ON THE ASSESSABLE LANDS WITHIN UNIT OF DEVELOPMENT 50TH STREET, AND OTHER MONIES AS PROVIDED HEREIN; PROVIDING FOR THE RIGHTS, SECURITIES, AND REMEDIES FOR THE OWNERS OF SUCH BONDS; PROVIDING FOR THE CREATION OF SPECIAL FUNDS AND ACCOUNTS; APPOINTING A TRUSTEE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE VILLAGE OF WELLINGTON, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

C. ITEM: APPROVAL BY THE WELLINGTON COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA OF RESOLUTION NO. R2022-53 AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN INTERLOCAL AGREEMENT WITH ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was for A) Approval by the Wellington Council and Adoption by the Acme Improvement District Board of Supervisors of Resolution No. AC2022-09 Levying Drainage Taxes in the Form of Non-Ad Valorem Assessments on the Lands in Unit of Development 50th Street of the District Benefited by the Improvements described in the Plan of Improvements for Such Unit; and Providing An Effective Date; B) Approval by the Wellington Council and Adoption by the Acme Improvement District Board of Supervisors of Resolution No. AC2022-10 Initially Authorizing the Issuance in One or More Series of Not Exceeding \$6,387,187.00 Bonds of Such District to Finance the Cost of Improvements with Respect to Unit of Development 50th Street of the District; Providing that Such Bonds Shall Be Payable Solely from Drainage Taxes Levied as Non-Ad Valorem Assessments by the District on the Assessable Lands within Unit Of Development 50th Street, and Other Monies As Provided Herein; Providing for the Rights, Securities, and Remedies for the Owners of Such Bonds; Providing for the Creation of Special Funds and Accounts; Appointing A Trustee;

Making Certain Covenants and Agreements in Connection Therewith; Authorizing An Interlocal Agreement with the Village of Wellington, Florida; and Providing An Effective Date; and C) Approval by the Wellington Council of the Village of Wellington, Florida of Resolution No. R2022-53 Authorizing the Mayor and Village Clerk to Execute An Interlocal Agreement with Acme Improvement District, A Dependent Special District; and Providing an Effective Date.

Mr. Barnes indicated that this Item will be moved to Public Hearings.

**N.**     [22-5284](#)

RESOLUTION NO. R2022-43 (SPECIAL MAGISTRATE(S) SELECTION AND APPOINTMENT)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPOINTING NEW SPECIAL MAGISTRATE(S) IN ACCORDANCE WITH SECTION 2-203 OF WELLINGTON'S CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was for Resolution No. R2022-43 (Special Magistrate(s) Selection and Appointment). He stated this Item will be 8B on the agenda.

Mr. De La Vega explained the item. He answered questions from Council.

Ms. Cohen answered questions from Council.

**O.**     [22-5391](#)

RESOLUTION NO. R2022-52 (APPOINTMENT FOR COMMITTEE MEMBERS FOR THE WELLINGTON AFFORDABLE HOUSING ADVISORY COMMITTEE)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL APPOINTING MEMBERS OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE CONSISTENT WITH ORDINANCE NO. 2022-04 AND SECTION 420.9076, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Resolution No. R2022-52 (Appointment for Committee Members for the Wellington Affordable Housing Advisory Committee).

Mr. O'Dell explained the item. He answered questions from Council.

Councilman McGovern asked Councilwoman Siskind if she desires to be the elected official on the committee.

Councilwoman Siskind stated she would be happy to serve, once it has



been voted on at the meeting.

Mr. Barnes answered a question from Councilman McGovern.

Mr. O'Dell further explained the item. He answered additional questions from Council.

Mr. Barnes answered a question from Councilwoman Siskind.

Ms. Cohen then reminded Mr. Barnes of the Mallet Hill item.

Mr. Barnes stated that this item was discussed at the last meeting for the piece located at the corner of South Shore and Pearson. He stated that there is a walk on item for the Regular Agenda for discussion to accept the offer and authorize execution of the agreement.

#### **4. WORKSHOP**

##### **A. [22-5375](#) CELLULAR SERVICE IMPROVEMENT - UPDATE**

Mr. Barnes introduced the item. He stated that this was the Cellular Service Improvement Update.

Mr. Stillings provided an update on the Cellular Service Improvement. He displayed a PowerPoint slide regarding the Issues/Challenges discussed at the Directions Workshops, Action Items-To Date, Land Development Regulations (LDR) - Policy Considerations, and Cellular Providers-Contact.

Mr. Silliman and Mr. Reinsvold answered questions from Council.

##### **B. [22-5388](#) FAIR RENT NOTICE DISCUSSION**

Mr. Barnes introduced the item. He stated that this was the Fair Rent Notice Discussion.

Mr. O'Dell explained the item. He answered Council questions.

Councilman McGovern asked Mr. O'Dell about the increase.

Mr. Odell and Mr. Barnes responded to Council questions.

Ms. Cohen addressed Council comments about the Palm Beach County Notice Ordinance.

There was discussion to workshop the item.

Mr. O'Dell advised Council that Code Enforcement would be the entity to enforce the ordinance.

**5. ATTORNEY'S COMMENTS**

Ms. Cohen advised she will provide updates at the meeting.

Councilman McGovern asked Ms. Cohen on what subjects.

Ms. Cohen answered Councilman McGovern's questions.

Councilman Napoleone suggested Ms. Cohen come back to Council with details at the meeting.

**6. MANAGER COMMENTS**

None.

**7. COUNCIL COMMENTS**

None.

**8. ADJOURN**

There being no further business to discuss with Council, the meeting adjourned at 5:14 p.m.