

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary - Final

Monday, January 9, 2023

4:00 PM

Village Hall - Council Chambers

Village Council Workshop

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

While this is a public meeting, there will be no opportunity for public comment at this workshop. This workshop will be live streamed, recorded and posted to the Village website for viewing.

1. CALL TO ORDER

Mayor Gerwig called the meeting to order at 4:03 p.m.

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

Mayor Gerwig called for a moment of silence in honor of Former Mayor Thomas Wenham.

2. PLEDGE OF ALLEGIANCE

Mayor Gerwig led the Pledge of Allegiance.

3. REVIEW OF COUNCIL AGENDA

Mr. Barnes introduced the agenda for the January 10, 2023 Regular Council Meeting for review.

A. [22-5670](#) PRESENTATION OF POLO PARK MIDDLE SCHOOL ROBOTICS TEAMS PROJECT

Mr. Barnes introduced the item. He stated that this was the Presentation of Polo Park Middle School Robotics Teams Project. He advised that the groups have been here in the past and they will be present at tomorrow night's meeting to present their projects.

B. [22-5677](#) A PROCLAMATION OF THE VILLAGE COUNCIL OF WELLINGTON, FLORIDA RECOGNIZING MICHAEL O'DELL ON HIS RETIREMENT AND DEDICATION TO THE VILLAGE OF WELLINGTON

Mr. Barnes introduced the item. He stated that this was a Proclamation of the Village Council of Wellington, Florida Recognizing Michael O'Dell on His Retirement and Dedication to the Village of Wellington.

In addition, Mr. Barnes noted that an item will be added regarding the proclamation request received for the Thurgood Marshall Masonic Lodge #121 that serves the Wellington and the Royal Palm Beach areas. He mentioned that the lodge was granted their Charter and recently held an inaugural meeting. Staff is confirming attendance; otherwise the proclamation will be placed on the Consent Agenda.

Mayor Gerwig advised that the attendance has been confirmed.

Mr. Barnes advised that this will added to the agenda as Item 5C.

- C. [22-5657](#) MINUTES OF THE REGULAR WELLINGTON COUNCIL MEETING OF DECEMBER 13, 2022
- Mr. Barnes introduced the item. He stated that this was the Council approval of the Minutes of the Regular Wellington Council Meeting of December 13, 2022. He asked Council to provide comments, if any, to the Clerk's Office.
- D. [22-5651](#) A PROCLAMATION OF WELLINGTON, FLORIDA'S COUNCIL PROCLAIMING JANUARY, 2023 AS "HUMAN TRAFFICKING AWARENESS MONTH" IN THE VILLAGE OF WELLINGTON
- Mr. Barnes introduced the item. He stated that this was the Proclamation of Wellington, Florida's Council Proclaiming January, 2023 as "Human Trafficking Awareness Month" in the Village of Wellington.
- E. [22-5636](#) AUTHORIZATION TO AWARD A TASK ORDER TO KIMLEY-HORN AND ASSOCIATES, INC. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE WATER TREATMENT PLANT (WTP) HIGH PRESSURE PUMP NINE (HPP9) PROJECT
- Mr. Barnes introduced this item. He stated that this was the Authorization to Award A Task Order to Kimley-Horn and Associates, Inc. To Provide Engineering Consulting Services for the Water Treatment Plant (WTP) High Pressure Pump Nine (HPP9) Project.
- Mayor Gerwig inquired if a portion of the project is awarded to subconsultant, Engenuity Group.
- Ms. Panse responded to Mayor Gerwig's inquiry.
- Mr. Barnes advised that this is the annual contract for Kimely-Horn and Engenuity is a sub. However, for this particular contract, there is no work for Engenuity. He does not believe that it requires Mayor Gerwig to recuse herself.
- Ms. Panse noted that this is a task order only; and this item has Hillers Electrical Engineering as the sub-consultant.
- Ms. Panse explained the item.
- F. [22-5658](#) AUTHORIZATION TO AWARD A TASK ORDER TO HAZEN & SAWYER P.C. TO PROVIDE ENGINEERING CONSULTING SERVICES FOR THE METER SYSTEM ASSESSMENT AND STRATEGIC PLAN PROJECT
- Mr. Barnes introduced the item. He stated that this was the Authorization to Award A Task Order to Hazen & Sawyer P.C. To Provide Engineering Consulting Services for the Meter System Assessment and Strategic

Plan Project.

Ms. Panse explained the item.

Mayor Gerwig asked if the badger meter is currently being used.

Ms. Panse answered a question from Mayor Gerwig.

Mayor Gerwig commented on the wear and tear of the system.

Ms. Panse responded to Mayor Gerwig's comments.

Councilman McGovern commented on the replacement of the badger meters over the past several years.

Mayor Gerwig inquired if there are issues with the warranty on the system.

Ms. Panse responded to Mayor Gerwig's inquiry.

Ms. Quickel advised that staff is working on the 2024 Budget season which will include the 5-Year Capital Improvement Plan which includes the meter project.

Ms. Panse continued to explain the item.

Councilwoman Siskind inquired if this will be included in the Utility Budget.

Ms. Quickel responded to Councilwoman Siskind's inquiry.

G. [22-5669](#)

AUTHORIZATION TO PROCEED WITH FORECLOSURE OF LIEN AGAINST PALM BEACH POLO, INC. ARISING FROM CODE COMPLIANCE CASE NO: 15-3902 (THE "DOG PARK CASE")

Mr. Barnes introduced the item. He stated that this was the Authorization to Proceed with Foreclosure of Lien Against Palm Beach Polo, Inc. Arising from Code Compliance Case No. 15-3902 (The "Dog Park Case").

Ms. Cohen explained the item. She noted the lien amount of \$446,608.87. She advised that under Florida Statutes, Counsel will have to request authorization from the Special Magistrate or Code Enforcement Board in order to move forward with the foreclosure proceedings. She advised that Counsel is seeking authorization from Council to seek an order authorizing the foreclosure.

Mayor Gerwig inquired if the lien has been reduced by the Special Magistrate.

Ms. Cohen responded to Mayor Gerwig's inquiry. She noted that there is \$89,808.67 being held in escrow.

There were comments and discussion by Council regarding the amount.

Ms. Cohen responded to Council comments and questions.

H. [22-5525](#)

RESOLUTION NO. R2022-66 (ADOPTION OF A BLUEWAYS MASTER PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, ADOPTING THE BLUEWAYS MASTER PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2022-66 (Adoption of A Blueways Master Plan). Mr. Barnes noted that there are members here of the public in attendance to listen to the presentation; and noted that Public Comment is not allowed during Agenda Review however the those in attendance are filling out comments cards for tomorrow night's Village Council meeting.

Mayor Gerwig stated that comments can be left and will be read into the record at tomorrow night's meeting if the box is checked.

Mr. Barnes advised that the public is welcome to attend tomorrow night's meeting.

Mr. O'Dell explained the item. He presented a PowerPoint presentation of Wellington Blueways Master Plan.

Mayor Gerwig asked if the canals are navigable.

Mr. O'Dell responded to Mayor Gerwig's question. Mr. O'Dell continued with the presentation.

Mayor Gerwig asked if pontoon boats are low profile.

Mr. O'Dell responded to the question from Mayor Gerwig.

Councilman Napoleone commented that this a great start as an aspirational goal with linking the two lakes together.

Mayor Gerwig mentioned her concerns with a bridge due to the height that would be required.

Mr. O'Dell noted that staff have looked at traffic calming in addition to working with the Engineering Department to reduce speed and move traffic from cutting through the Village into other locations.

Mayor Gerwig inquired whether a box culvert would be added and then a bridge added later.

Mr. O'Dell responded to Mayor Gerwig's inquiry.

There was discussion regarding box culverts and the height requirement for the bridge.

Mr. O'Dell and Mr. Reinsvold responded to comments and questions from Mayor Gerwig.

Mayor Gerwig said that she is pulling the item.

There was discussion on pulling the item and bridge height requirements.

Mr. O'Dell noted the location of the box culverts and locations that are being looked at for two bridges. .

Mayor Gerwig stated her concerns regarding the property owners.

Mr. Reinsvold responded to Mayor Gerwig's comments.

Vice Mayor Drahos commented that he does not think that Council is being asked to commit to a specific bridge or plan; it is a long term aspirational plan.

Mayor Gerwig advised that she is available to meet with staff.

Mr. O'Dell said he will set up a meeting.

Councilman McGovern asked Mayor Gerwig if the item is being pulled.

Mayor Gerwig responded to Councilman McGovern's question.

I. [22-5663](#)

CINDY DRIVE WELLINGTON PUD MASTER PLAN AMENDMENT

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION NUMBER 2022-0003-MPA) AMENDING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR A CERTAIN PARCEL KNOWN AS PALM BEACH LITTLE RANCHES EAST OPEN SPACE AND RECREATION

(A.K.A. 977 CINDY DRIVE), TOTALING 0.23-ACRE, MORE OR LESS, LOCATED APPROXIMATELY A HALF-MILE SOUTH OF ACME ROAD AND CINDY DRIVE INTERSECTION AT 977 CINDY DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADD ONE (1) DWELLING UNIT WITH SITE-SPECIFIC DEVELOPMENT STANDARDS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Cindy Drive Wellington PUD Master Plan Amendment.

Mr. Stillings explained the item. He mentioned that this item is quasi-judicial. He showed a Powerpoint Presentation and noted that there would be a full presentation at tomorrow night's meeting. He said that there is an interested party of the neighborhood association and a presentation by the applicant as well.

Mayor Gerwig asked Ms. Cohen about the time allotted for presentations.

Ms. Cohen explained the process for presentations during Quasi-Judicial Hearings.

Councilman McGovern inquired if this item would be before Council at tomorrow night's meeting.

Ms. Cohen responded to Councilman McGovern's inquiry.

J. [22-5648](#)

ORDINANCE NO. 2022-31 (PANTHER RUN ELEMENTARY ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; ANNEXING, PURSUANT TO A PETITION FOR VOLUNTARY ANNEXATION, REAL PROPERTY COMPRISING 20 ACRES LOCATED ON THE NORTH SIDE OF LAKE WORTH ROAD, APPROXIMATELY 0.66 MILE WEST OF STATE ROAD 7 IN PALM BEACH COUNTY, FLORIDA, KNOWN AS PANTHERS RUN ELEMENTARY SCHOOL; AS MORE PARTICULARLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNER; AMENDING SECTION 11 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO AFFECTUATE THIS ANNEXATION; DIRECTING THE WELLINGTON 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 SECTION 171.044, FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2022-31 (Panther Run Elementary Annexation).

Mr. Baseheart explained the item. He responded to comments from Council.

Mayor Gerwig asked if the Palm Beach County School District (PBCSD) voted on the annexation.

Mr. Baseheart responded the question from Mayor Gerwig.

Councilman McGovern inquired on the next steps after Council's vote.

Mr. Baseheart responded to Councilman McGovern's inquiry. He said that Joseph Sanches, Chief Operating Officer of the PBCSD, will be in attendance at tomorrow night's meeting to answer any questions.

K. [22-5662](#)

ORDINANCE NO. 2022-30 (CELL TOWER - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO PROVIDE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES AND APPROVING A WIRELESS COMMUNICATION TOWER MAP WITH THE LOCATIONS OF PRELIMINARY APPROVED TOWERS AND APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2022-30 (Cell Tower - Zoning Text Amendment To Wellington's Land Development Regulations).

Mr. Stillings explained the item. He noted that no changes have been made since the first reading.

L. [22-5495](#) AUTHORIZATION TO AWARD A CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF AN AQUATICS FACILITY

Mr. Barnes introduced the item. He stated that this is the Authorization To Award A Contract For Architectural and Engineering Services for the Construction of An Aquatics Facility. He said that this item is on the Regular Agenda and does have Engenuity Group as a sub-consultant.

Mayor Gerwig recused herself from the item, passed the gavel to Vice Mayor Drahos, and left the dais.

Councilman McGovern inquired about the next steps.

Mr. Barnes responded to Councilman McGovern's inquiry.

Vice Mayor Drahos asked about the time frame.

Mr. De La Vega answered the question from Vice Mayor Drahos.

Councilman McGovern asked Mr. Barnes about the Capital Improvement cost and options.

Mr. Barnes and Mr. De La Vega responded to Councilman McGovern.

There was discussion regarding the number of pools and cost.

Mr. Barnes and Mr. De La Vega responded to questions from Council.

M. [22-5673](#) DISCUSSION LAKE WELLINGTON PROFESSIONAL CENTER

Mr. Barnes introduced this item. He stated that this is the Discussion Lake Wellington Professional Center.

Ms. Quickel explained the item. She noted the major maintenance and repairs, the roof replacement and the telephone system with expenditures approximately between \$400k to \$600k to replace. She said that staff is seeking discussion and direction from Council before moving forward.

Councilman McGovern asked how much is in the Lake Wellington Professional Center (LWPC) fund.

Ms. Quickel advised that the fund balance is approximately \$1.2 million. She noted that the 2022 Fiscal year audit ending September 30, 2022 is being completed and that the number will change.

Mayor Gerwig inquired if the funds will be placed back into the General Fund.

Ms. Quickel advised that this will be Council's determination; it is currently in a separate fund.

Councilman McGovern asked if any payment has been made out of the fund back to the General fund for the repayment.

Ms. Quickel answered the question from Councilman McGovern.

Vice Mayor Drahos asked if the rent has been raised at all for the tenants.

Ms. Quickel answered the question from Vice Mayor Drahos.

Mayor Gerwig asked why would tenants' rent be abnormally low.

Ms. Quickel answered the question from Mayor Gerwig.

There was discussion regarding the notice letter.

Ms. Quickel responded to Council comments and questions.

N. [22-5672](#) DISCUSSION REGARDING LETTER OF INTEREST FOR
WELLINGTON GREEN PARK

Mr. Barnes introduced the item. He said that this is Discussion Regarding Letter of Interest for Wellington Green Park.

Mr. De La Vega explained the item. He noted that this item was discussed at the December 12, 2022 Workshop. He mentioned the two letters of interest option before the Council that staff is seeking direction to use.

Ms. Cohen suggested adding standard language to the letters stating the Village's right to reject all offers.

Councilman McGovern said that the language is in the letter.

There were comments and discussion by Council on the language of the letters and benefits to the Village.

4. WORKSHOP

None.

5. ATTORNEY'S COMMENTS

Ms. Cohen provided an update on the Summary Judgment hearing for the 103 Violations Case. She advised that a hearing is scheduled for February 10, 2023. She noted that the Polo House was sold to the Property Owners Association (POA) and per review of the properties, Counsel noticed that the Property Appraiser changed the folio numbers on the platted property. She advised that Counsel will amend the complaint and the summary judgment motions in order to site the correct folio numbers. Therefore, the Village does not have a potential issue that could be appealed.

There were comments and Council discussion on amending the motion.

Ms. Cohen responded to comments and questions from Council.

6. MANAGER COMMENTS

Mayor Gerwig asked Mr. Barnes if there are any updates on concerns or anything that happened in the community over the weekend.

Mr. Barnes said that he will have updates for tomorrow night's meeting.

7. COUNCIL COMMENTS

None.

8. ADJOURN

There being no further business to discuss with Council, the meeting adjourned at 4:56 p.m.