



WELLINGTON



2009-2010 Popular Annual Financial Report



“Top 100” Best Places to Live - Money Magazine

The GFOA established the Award for Outstanding Achievement in Popular Annual Financial Reporting program to encourage governments to prepare popular annual financial reports (PAFR) specifically designed to meet the needs of interested parties who may be unable to easily comprehend traditional financial statements. Popular annual reports can play an important role in making financial information accessible to residents and other stakeholders who may be challenged by more detailed traditional financial reports.

The financial information presented summarizes Wellington’s award winning Comprehensive Annual Financial Report (CAFR). The CAFR is prepared by the Office of Financial Management and Budget in accordance with the Village Charter, State Statutes and generally accepted accounting principles for governments. Production of the CAFR and PAFR reports reflect Wellington’s commitment to financial transparency with the intent to further the reader’s understanding of this financial disclosure.

For more detailed financial information the Capital Plan, Comprehensive Annual Financial Report, and Annual Operating Budget as well as this financial summary are available as separate documents on the award winning Wellington website www.wellingtonfl.gov.

Within the pages of this report the reader will not only learn about Wellington’s financial stability but municipal resources including parks and recreation programs, natural preserve areas, public safety, maintenance of existing infrastructure and strategic initiatives for the betterment of the community. The PAFR describes where we have been and where we are going in the upcoming year and provides a broad perspective of taxes, millage rates and the focus and direction of city finances. If additional information is desired, please call the Office of Financial Management and Budget at (561) 791-4000.



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Vision

A Great Hometown
Great Neighborhoods
Great Schools
Great Parks

Mission

To provide high quality
services that create
economic, environmental
and social sustainability
for residents

Goals

Neighborhood Renaissance
Respecting the Environment
Protecting our Investment
Economic Development
Responsive Government

Council

Darell Bowen, Mayor
Matt Willhite, Vice Mayor
Dr. Carmine A. Priore, Mayor pro tem
Howard K. Coates, Jr., Councilman
Anne Gerwig, Councilwoman

Manager
Paul Schofield

To the Council and the Residents of Wellington:

It is my privilege to present our first Popular Annual Financial Report (PAFR) regarding Wellington's financial and administrative operations for the fiscal year ending September 30, 2010. This document summarizes information originally presented in the Comprehensive Annual Financial Report (CAFR) and provides an understandable, easy to read document that reflects our commitment to financial transparency and vision of **"A Great Hometown."**

Wellington has led the way for governmental transparency, financial accountability, and fiscal management. With the introduction of "Open Wellington," an online portal allowing resident access to financial information and public records, Wellington is the first city to receive "Gold Certification in Transparency" from the National Bureau of Business Licensing and Code Enforcement Officials (NBBLO). In 2009 Wellington's fiscal accountability was recognized and the city received awards from the Government Finance Officers Association for the Annual Budget and year-end Comprehensive Annual Financial Report.

This year offered unique economic challenges and Wellington responded to those challenges with an emphasis on redevelopment, reinvestment in community services and planning for our future. Information contained in this report reflects the community's great success in the areas of Economic Development, Capital Improvement, and Responsive Government and our expectation for continued growth in those areas.

As we look to the future focus will be maintained on long-term planning, community outreach and infrastructure maintenance through Economic Development Initiatives, Capital Improvements and Responsive Government. To sustain these initiatives the following programs have been implemented:

- **Wellington 2060** – planning for Neighborhood Renaissance and the long term redevelopment and sustainability of Wellington
- **Senior Services Division** – offering needed services to senior citizens including transportation
- **Infrastructure Maintenance** – maintenance for utilities and roads, including roadway improvements; park improvements; drainage and flood control infrastructure maintenance; and water/wastewater projects.
- **Section 24 Park and Swale Maintenance Program** – provides increased level of service

The changes in spending reflect the Council's emphasis on financial reinvestment to ensure a sustainable future. Our history of fiscal responsibility and ability to anticipate change has enabled us to maintain high levels of service despite economic and legislative uncertainty. The financial information provided in the PAFR showcases our commitment **to provide the services our residents want, need and are willing to pay for** as we address the challenges of the future.

Sincerely,



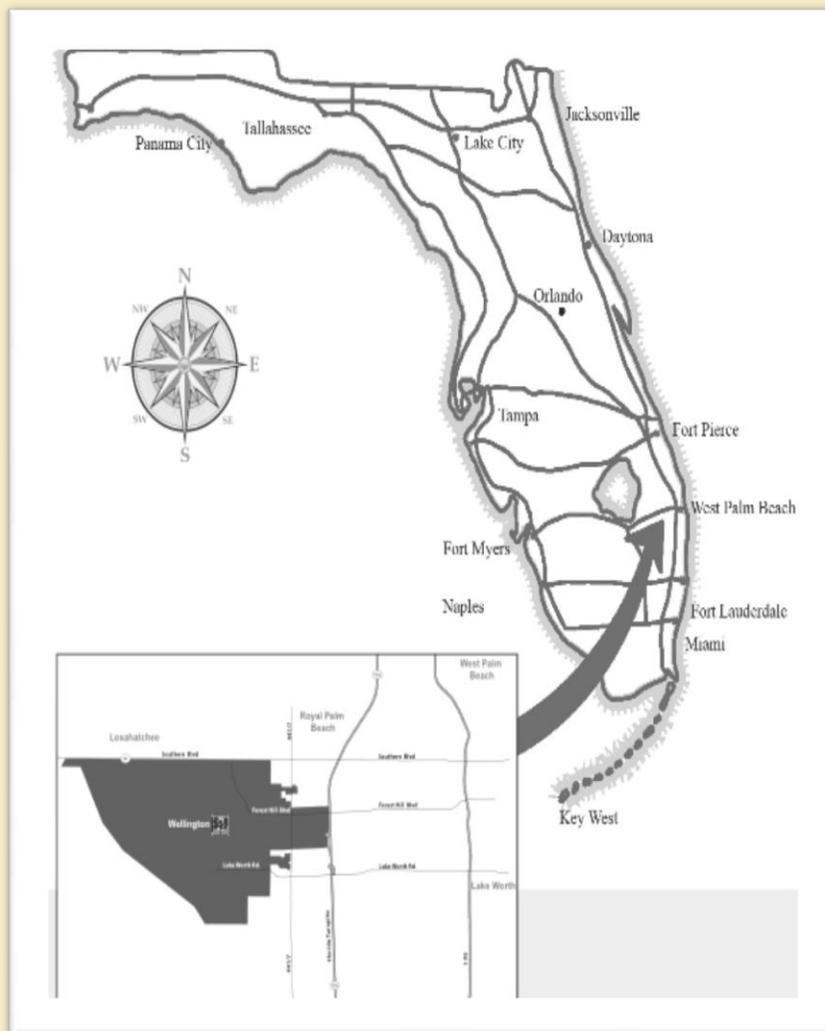
Paul Schofield, City Manager

HISTORY AND LOCALITY

Wellington, Florida, is located in South Florida and Western Palm Beach County and is situated twelve miles west of the Atlantic Ocean, southeast of Lake Okeechobee. Palm Beach County is bordered on the south by Broward County, on the west by Hendry County and to the north by Martin County. In 1951, C. Oliver Wellington, a successful accountant in New York, followed the recommendations of Arthur William "Bink" Glisson and purchased several tracts of South Florida land as investment property. Mr. Wellington then hired Bink Glisson to oversee the property that was soon to become known as the Flying Cow (Charles Oliver Wellington) Ranch.



Because the land was frequently water-logged, in 1953 the State of Florida created the Acme Improvement District to provide drainage for flood control and to make the land suitable for agricultural purposes. Parcels of land were either sold or leased to farmers for a period of time. There once were over 2,000 acres of strawberry fields in the area, laying claim to the world's largest patch of strawberries. In addition, it was discovered that citrus groves thrived.



Prior to incorporation the District served as the local government providing the majority of community services and facilities including storm water drainage, water, sewer, roadways, street lighting and parks and recreation facilities. Mr. Wellington was the first Chairman of the Acme Drainage District and served until his death in 1959. Bink Glisson also served as the Acme Drainage District's first employee and general manager. Carrying on as the District Chairman until he retired in 1984 was C. Oliver's son, Roger.

The Village of Wellington Charter was established on May 11, 1995. Incorporation became effective on December 31, 1995 and operations commenced on March 28, 1996. The City now provides municipal services previously provided by Palm Beach County (with the exception of fire rescue and library facilities) and the Acme District has become a dependent district of Wellington.

DEMOGRAPHICS

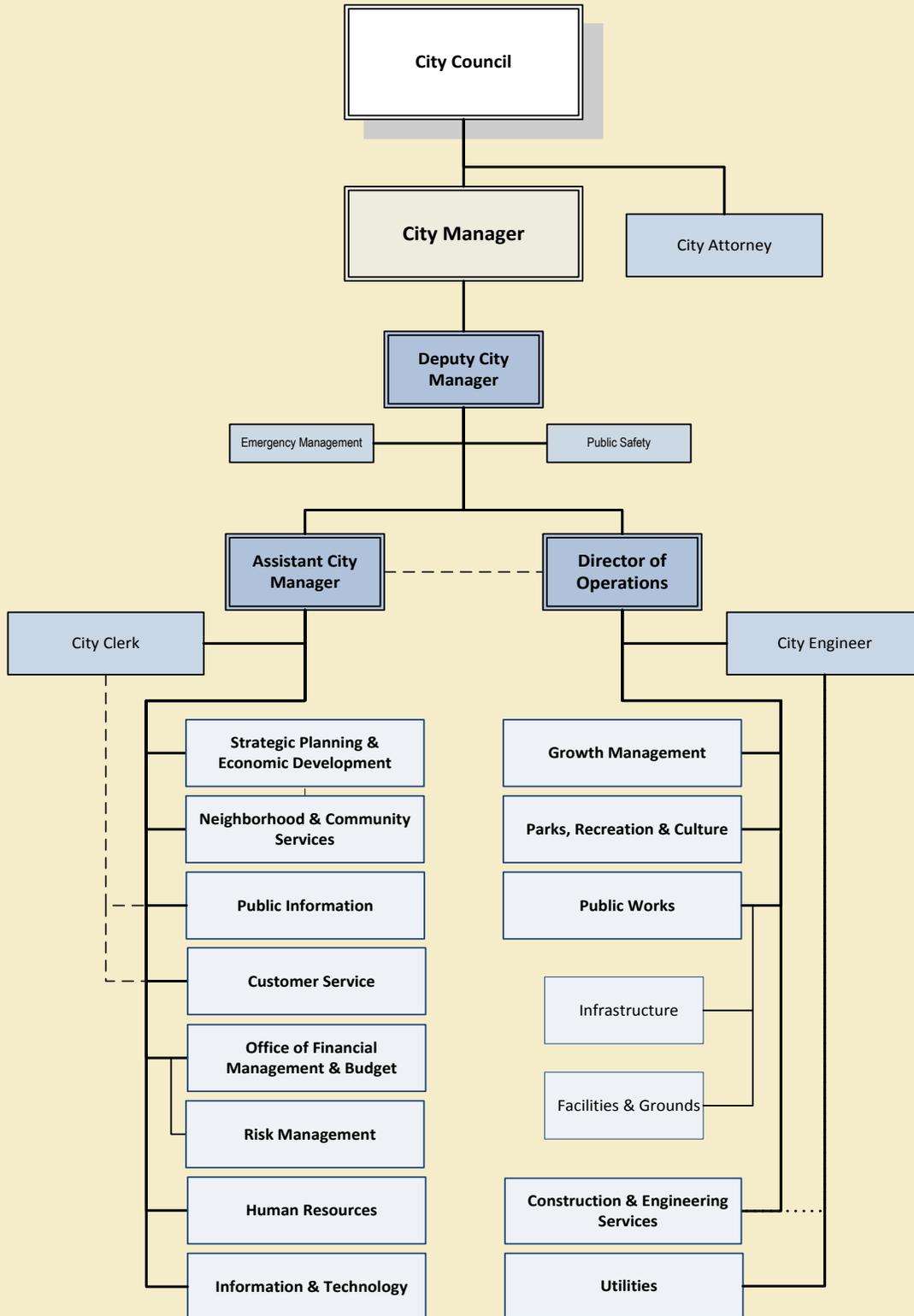
WELLINGTON AT A GLANCE

| | |
|--|--------------------|
| Date of Incorporation | December 31, 1995 |
| Date Operational as Municipality | March 28, 1996 |
| Form of Government | Council/ Manager |
| Area | 45.36 Square Miles |
| Total Proposed Fiscal Year 2011 Budget | \$75.7 Million |
| Taxable Property Valuation | \$5.40 Billion |

WELLINGTON DEMOGRAPHICS

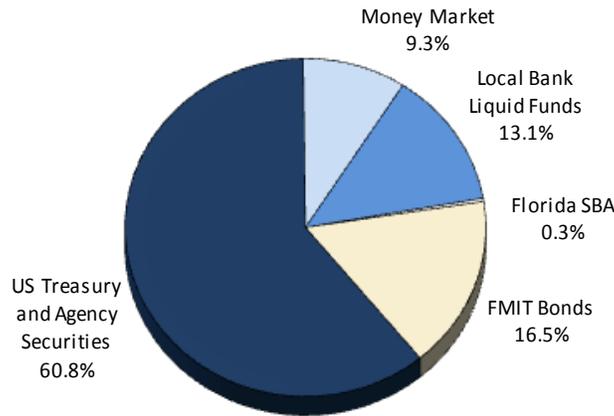
| Population (As of April 1, 2009) | | Service Statistics | |
|-------------------------------------|------------------|---|----------------------------|
| 2007 (est.) | 55,259 | Surface Water | |
| 2008 (est.) | 55,076 | Acreage of Lakes (Public) | 164.55 |
| 2009 (est.) | 55,010 | Miles of canals | 110.72 |
| 2011 (projected) | 56,116 | Operating Pump Stations | 7 |
| 2018 (projected) | 60,164 | | |
| * Based on BEBR | | Solid Waste Collection | |
| Resident Statistics | | Curbside Accounts | 20,028 |
| Median Age | 37.7 | Containerized Accounts | 2,138 |
| Average Household Size | 3.07 | | |
| Average Taxable Value - SF | \$150,000 | Streets & Sidewalks | |
| Racial Composition | | Miles of Paved Streets (public/private) | |
| Caucasian & Other Races | 73.8% | Total Centerline Miles | 295.46 |
| Hispanic or Latino | 16.4% | Total Lane Miles | 629.53 |
| African American | 9.8% | Miles of Unpaved Roads | 22.03 |
| Asian | 2.9% | Miles of Bike/Pedestrian paths | 40.1 |
| Land Usage | | Miles of sidewalks | 348 |
| Residential | 25.025 sq. miles | Number of streetlights | 2,311 |
| Commercial | 1.3 sq. miles | Miles of bridle paths | 58.76 Public/31.97 Private |
| Industrial | 0.19 sq. miles | | |
| Recreational/Open Space/STA | 17.965 sq. miles | Utilities | |
| Community Facilities | 0.88 sq. miles | Active Accounts as of April, 2010 | |
| Economic Environment | | Water | 19,785 |
| Business Licenses | | Sewer | 18,067 |
| 2006 | 4,431 | Public Safety | |
| 2007 | 4,501 | Police Protection | |
| 2008 | 4,207 | Sworn Police Officers | 59 |
| 2009 | 3,840 | Civilian Employees | 5 |
| 2010 (est) | 3,949 | Crossing Guards (PT Civilian) | 53 |
| | | Total | 117 |
| Bond Ratings | | Fire Rescue | |
| Moody's | Aa3 | Suppression Units | 9 |
| Fitch | AA+ | Early Response Stabilization Units | 4 |
| | | Fire Stations | 4 |
| | | Employees | 71 |
| Per Capita Governmental Debt | \$290 | | |

WELLINGTON ORGANIZATION CHART

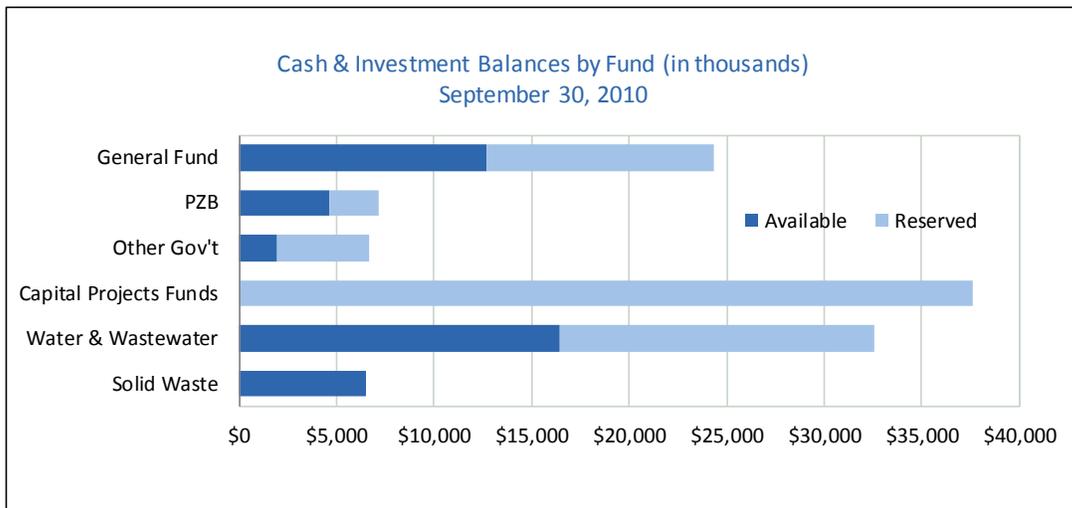


CASH & INVESTMENTS

The investment management policy stresses safety, liquidity, and investment yields. To ensure the protection of the public’s assets, investments have the highest possible credit rating. The portfolio consists of securities that maximize return on investments while structured to provide sufficient liquidity to pay current obligations and future capital project spending. Wellington is authorized to invest in obligations of the US Treasury, its agencies and instrumentalities, repurchase agreements, certificates of deposit, Florida PRIME, SEC registered money market funds with the highest credit quality ratings, and mutual funds that restrict its investments to obligations of the US government.



| Investments | Amount |
|-----------------------------------|-----------------------|
| US Treasury and Agency Securities | \$ 66,296,311 |
| Money Market | 10,116,326 |
| FMIT High Quality Bond Fund | 17,993,042 |
| Local Bank Liquid Funds | 20,088,058 |
| Florida SBA State Investment Pool | 358,024 |
| Total Assets | \$ 114,851,761 |

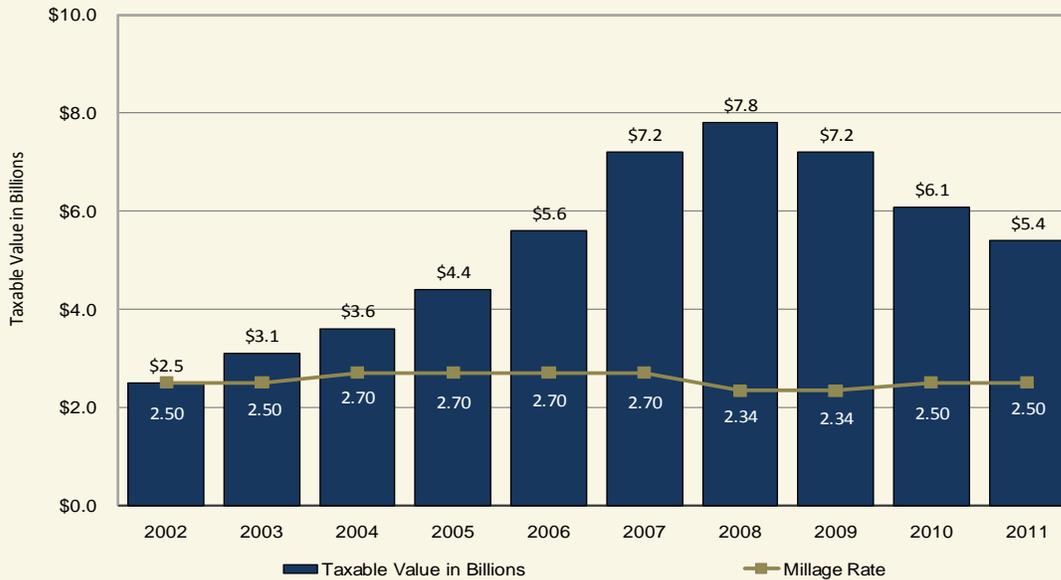


PROPERTY TAXES AND VALUE

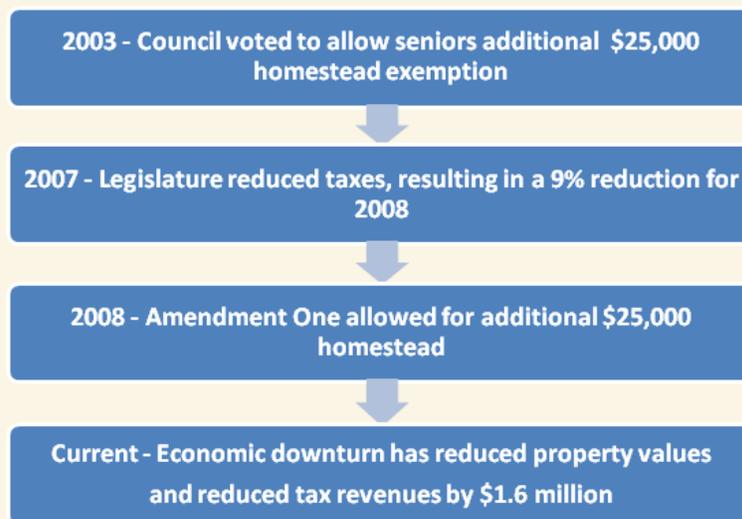
Ad Valorem taxes are based “according to value” of property and used to support the general fund. Wellington has limited number of revenue options and the dilemma is how to provide the highest quality of services within the imposed fiscal constraints. Because of its incorporation from an improvement district, Wellington is unique in that its flexibility to establish a revenue strategy is greater than is normally found in Florida municipalities.

Historical Taxable Value by Year (in Billions)

Historical Taxable Value by Year (in Billions)



Ad Valorem Highlights



FINANCIAL REPORTING

The statement of net assets presents information on all assets and liabilities, with the difference between the two reported as net assets. Increases or decreases in net assets over time may serve as a useful indicator of whether Wellington's financial position is improving or deteriorating. Total net assets increased \$21.8 million from the prior year and are comprised of three categories:

- **Capital Assets** - The value of all capital assets associated with their purchase or construction. Capital Assets, net of related debt amount to \$248.4 million and reflect the largest portion of net assets.
- **Restricted Net Assets** - Assets having a restriction placed on them. Examples are unspent bond proceeds, gas tax, impact fees and funds set aside for the payment of debt. Restricted Net Assets amount to \$60 million for FY 2010.
- **Unrestricted Net Assets** - Represent the resources that are available to finance on-going operations and amount to \$50.5 million or \$1.3 million less than the prior year.

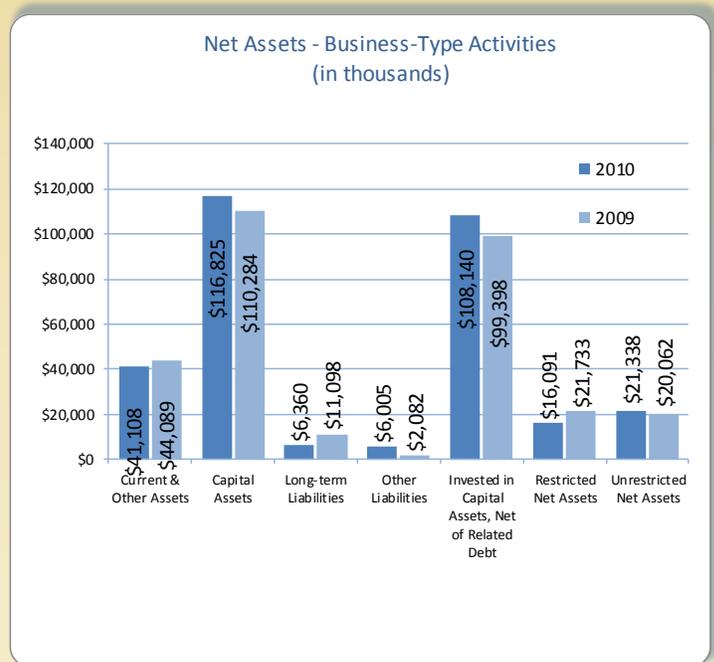
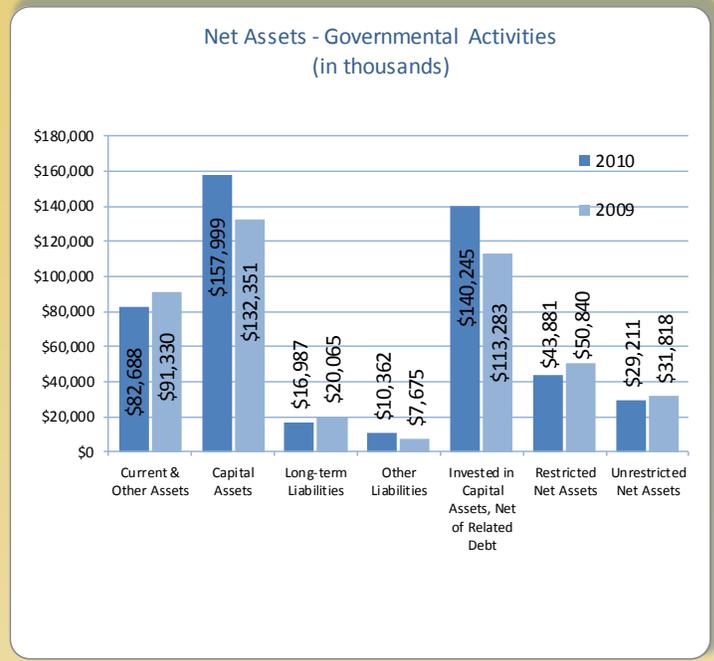
Governmental activities are those primarily supported by tax dollars and increased net assets by \$17.4 million from the prior year. Key elements to the increase include:

- Capital assets increased \$27 million
- Restricted assets decreased \$7 million
- Unrestricted assets decreased \$2.6 million

Business-type activities offer goods and services for sale (Utilities, etc.) and are intended to be self supporting through the charges for those goods and services. These activities increased net assets by \$4.4 million from the prior year and key elements to the decrease include:

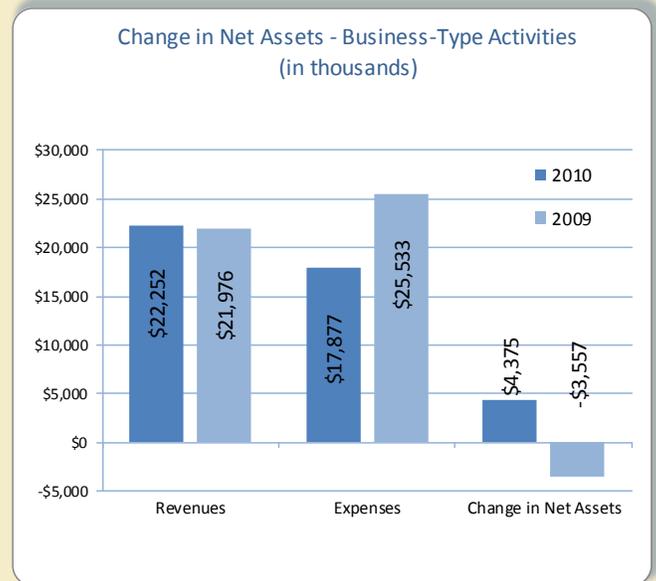
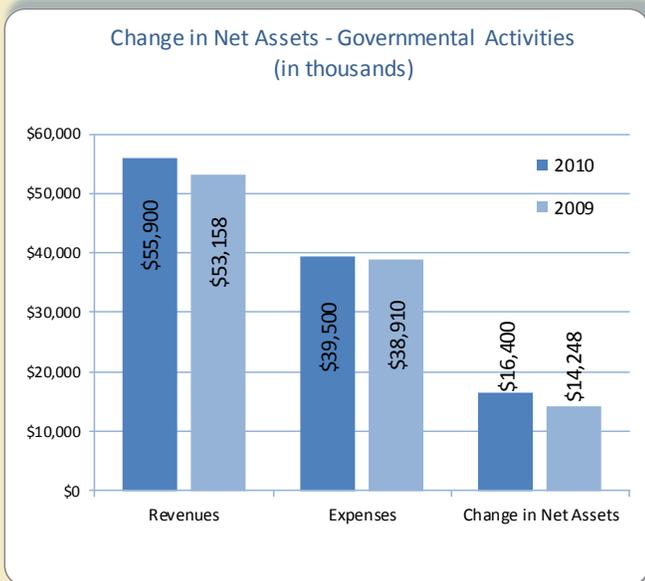
- Capital assets, net of related debt increased \$8.7 million
- Restricted assets decreased \$5.6 million
- Unrestricted assets increased \$1.3 million

The adjacent graphs depict Wellington's changes in net assets and categorize them into assets, liabilities and net assets. The charts reflect the improved financial position in comparison to the prior year.



FINANCIAL REPORTING

The following comparative government-wide Statement of Activities and related graphs present the revenues, expenses and changes in net assets for the past two years. Total revenues increased \$3 million and total expenses decreased by \$7.1 million, reflecting the financial impact from the reduction in real estate values and the economic downturn.



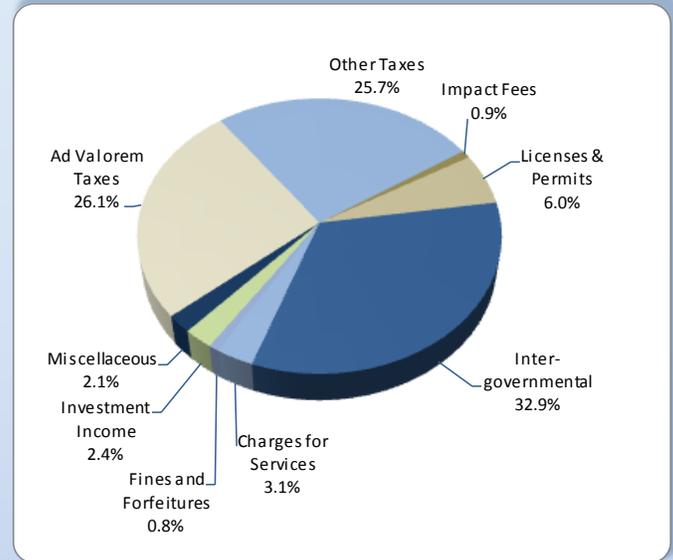
WELLINGTON'S CHANGE IN NET ASSETS

| | GOVERNMENTAL ACTIVITIES | | BUSINESS-TYPE ACTIVITIES | | TOTAL | |
|----------------------------|-------------------------|-----------------------|--------------------------|-----------------------|-----------------------|-----------------------|
| | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 |
| REVENUES | | | | | | |
| Program Revenues | \$ 23,961,870 | \$ 18,272,398 | \$ 21,635,315 | \$ 20,286,571 | \$ 45,597,185 | \$ 38,558,969 |
| General Revenues | 31,938,194 | 34,885,081 | 616,175 | 1,689,327 | 32,554,369 | 36,574,408 |
| Total Revenues | 55,900,064 | 53,157,479 | 22,251,490 | 21,975,898 | 78,151,554 | 75,133,377 |
| EXPENSES | | | | | | |
| General Government | \$ 4,749,143 | \$ 1,831,740 | \$ - | \$ - | \$ 4,749,143 | \$ 1,831,740 |
| Public Safety | 7,484,841 | 7,216,055 | - | - | 7,484,841 | 7,216,055 |
| Planning and Development | 3,338,003 | 5,047,424 | - | - | 3,338,003 | 5,047,424 |
| Engineering & Public Works | 9,017,755 | 6,462,735 | - | - | 9,017,755 | 6,462,735 |
| Surface Water Management | 4,987,861 | 3,835,707 | - | - | 4,987,861 | 3,835,707 |
| Transportation | 2,870,890 | 3,177,259 | - | - | 2,870,890 | 3,177,259 |
| Culture and Recreation | 6,229,044 | 10,456,158 | - | - | 6,229,044 | 10,456,158 |
| Water and Wastewater | - | - | 14,395,882 | 17,501,971 | 14,395,882 | 17,501,971 |
| Solid Waste | - | - | 3,481,059 | 8,031,396 | 3,481,059 | 8,031,396 |
| Other | 822,027 | 882,802 | - | - | 822,027 | 882,802 |
| Total Expenses | 39,499,564 | 38,909,880 | 17,876,941 | 25,533,367 | 57,376,505 | 64,443,247 |
| NET ASSETS | | | | | | |
| Changes in Net Assets | 16,400,500 | 14,247,599 | 4,374,549 | (3,557,469) | 20,775,049 | 10,690,130 |
| Beginning Net Assets | 196,937,052 | 182,689,453 | 141,194,090 | 144,751,559 | 338,131,142 | 327,441,012 |
| Ending Net Assets | \$ 213,337,552 | \$ 196,937,052 | \$ 145,568,639 | \$ 141,194,090 | \$ 358,906,191 | \$ 338,131,142 |

GENERAL GOVERNMENT FUNDS

REVENUES

| | FY 2010 | FY 2009 | FY 2008 | FY 2007 |
|-----------------------|---------|---------|---------|---------|
| Ad Valorem Taxes | 26.1% | 30.2% | 34.4% | 31.7% |
| Other Taxes | 25.7% | 25.9% | 26.2% | 21.3% |
| Impact Fees | 0.9% | 0.7% | 1.3% | 2.2% |
| Licenses & Permits | 6.0% | 5.6% | 6.5% | 7.1% |
| Inter-governmental | 32.9% | 25.4% | 19.2% | 25.3% |
| Charges for Services | 3.1% | 3.3% | 4.2% | 3.8% |
| Fines and Forfeitures | 0.8% | 1.0% | 1.2% | 1.3% |
| Investment Income | 2.4% | 6.4% | 5.7% | 6.2% |
| Miscellaneous | 2.1% | 1.5% | 1.3% | 1.1% |

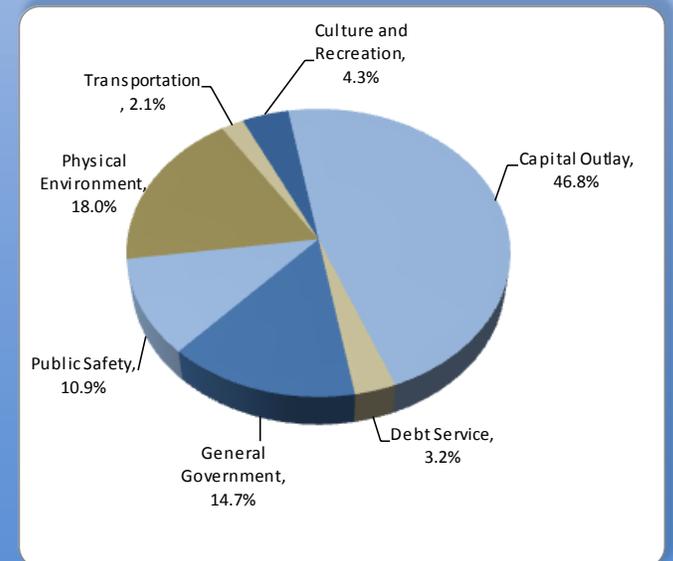


Governmental funds are used to account for tax supported activities. The primary differences between the government-wide statement of revenues and expenses on the preceding pages and the governmental fund statistics on this page are:

- **Government Fund Revenues** - include all proceeds from the sale of capital assets, but exclude donations, net revenue of internal service funds and certain deferred revenues.
- **Government Fund Expenditures** - include capital outlays for the acquisition of new assets, expenditures for debt issuance costs and the repayment of principal of long term debt, but exclude deferred expenses and annual depreciation and amortization charges.

EXPENDITURES

| | FY 2010 | FY 2009 | FY 2008 | FY 2007 |
|------------------------|---------|---------|---------|---------|
| General Government | 14.7% | 17.3% | 20.9% | 19.1% |
| Public Safety | 10.9% | 13.8% | 14.6% | 11.0% |
| Physical Environment | 18.0% | 22.6% | 23.5% | 20.1% |
| Transportation | 2.1% | 3.0% | 3.3% | 2.7% |
| Culture and Recreation | 4.3% | 11.9% | 15.9% | 14.1% |
| Capital Outlay | 46.8% | 27.2% | 17.0% | 29.0% |
| Debt Service | 3.2% | 4.2% | 4.9% | 4.1% |



ENTERPRISE FUNDS - WATER/WASTEWATER AND SOLID WASTE

Enterprise funds are business like activities financed and operated in a manner similar to private enterprises in that the costs of providing services are recovered primarily through user charges. Wellington has two Enterprise funds, Water/Wastewater and Solid Waste. Both funds are reported under the full accrual basis of accounting; revenues are recorded when earned and expenses are reported when a liability is incurred, regardless of the timing of the cash flow.

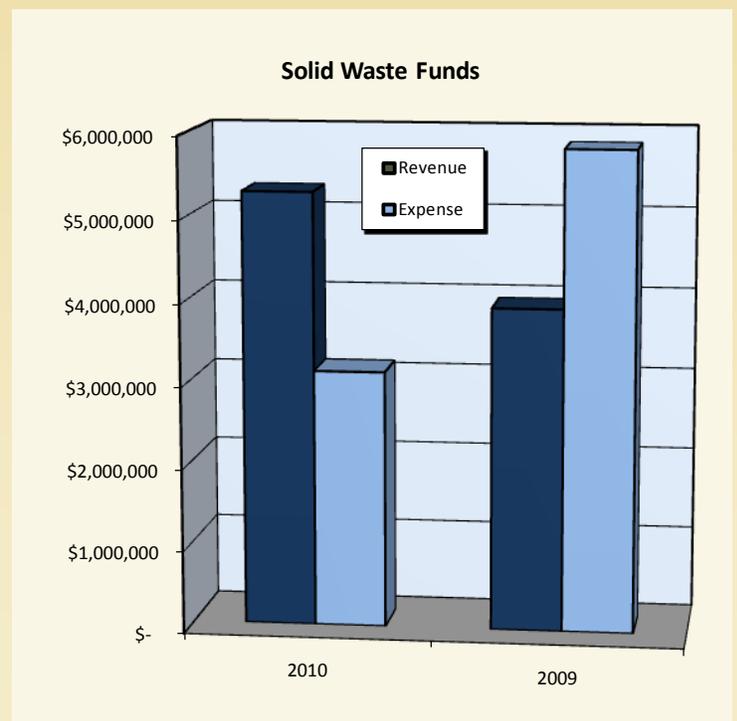
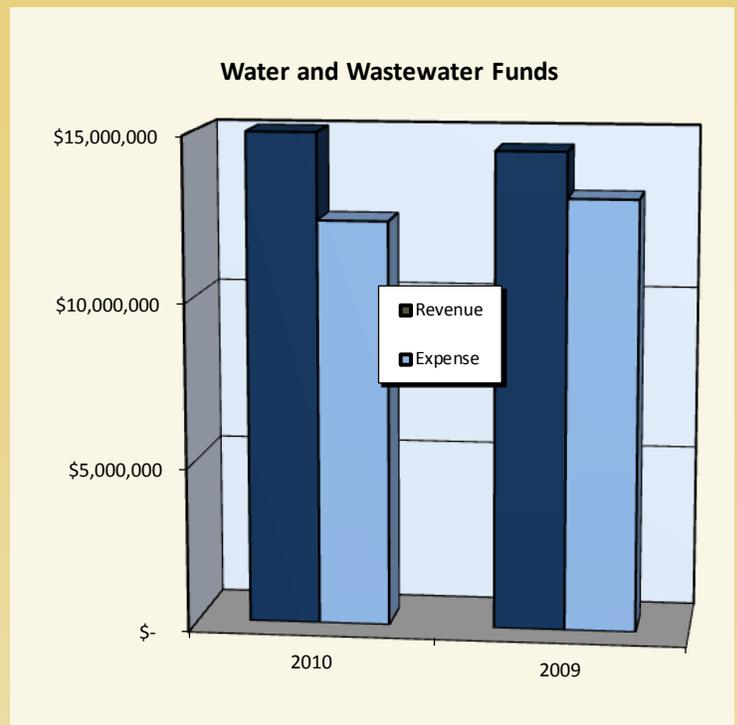
Water and Wastewater

Wellington maintains and operates a Water and Wastewater Utility system which is funded by utility rate revenue generated by usage and various user charges. Neither general governmental revenues nor non-ad valorem assessments are used to pay for the Water and Wastewater system. Wellington invests the usage fees in constructing, maintaining, and rehabilitating its infrastructure to ensure services are delivered in a safe and cost efficient manner.

Solid Waste

Effective October 1, 1998 solid waste collection and recycling services began. The objective is to provide the residents with the highest levels of service for residential and commercial trash, recycling, and vegetation pick up at the lowest possible cost. Revenues for Solid Waste are primarily collected through non ad valorem special assessments. Budgeted net non ad valorem assessments for the 2011 fiscal year total \$3,435,808 or approximately 18% of the total enterprise revenues.

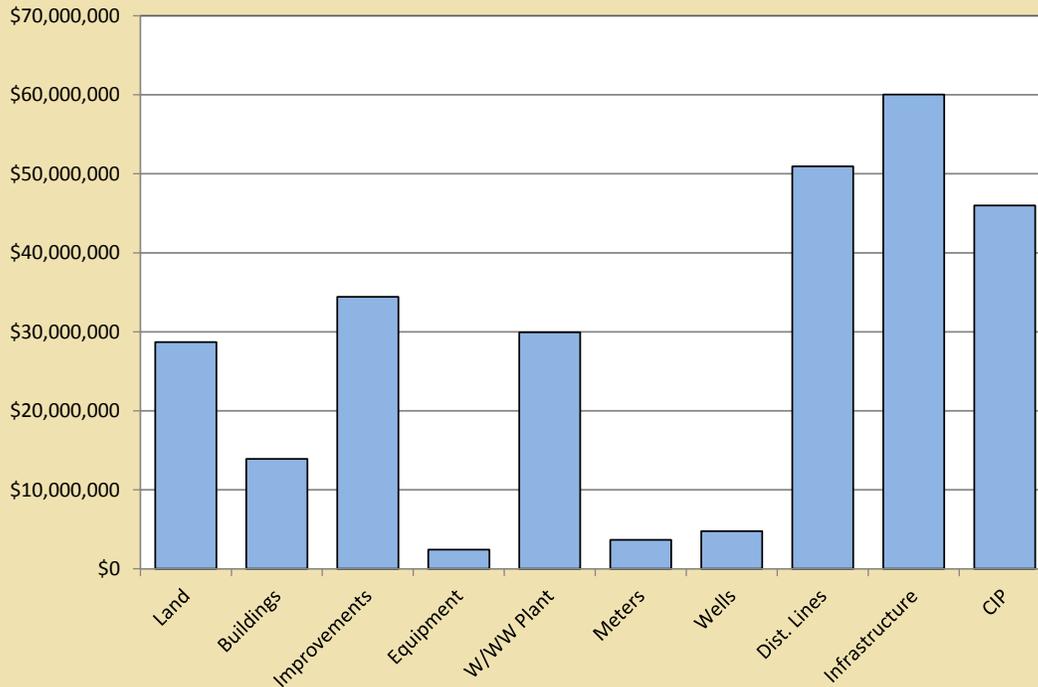
The adjacent graphs depict the revenue and expense for both Water/Wastewater and Solid Waste and compares the operations for the past two years.



CAPITAL ASSETS

Capital Assets by Category

| Description | Governmental | Business-Type | Total Assets |
|--------------------------|-----------------------|-----------------------|-----------------------|
| Land | \$ 19,703,294 | \$ 8,996,705 | \$ 28,699,999 |
| Buildings | 11,416,273 | 2,500,415 | 13,916,688 |
| Improvements | 32,188,848 | 2,247,164 | 34,436,012 |
| Equipment | 1,141,094 | 1,280,698 | 2,421,792 |
| Water/WW Plant | - | 29,943,807 | 29,943,807 |
| Meters | - | 3,668,732 | 3,668,732 |
| Wells | - | 4,765,434 | 4,765,434 |
| Distribution Lines | - | 50,953,283 | 50,953,283 |
| Infrastructure | 60,020,919 | - | 60,020,919 |
| Construction in Progress | 33,528,268 | 12,468,908 | 45,997,176 |
| Total Assets | \$ 157,998,696 | \$ 116,825,146 | \$ 274,823,842 |

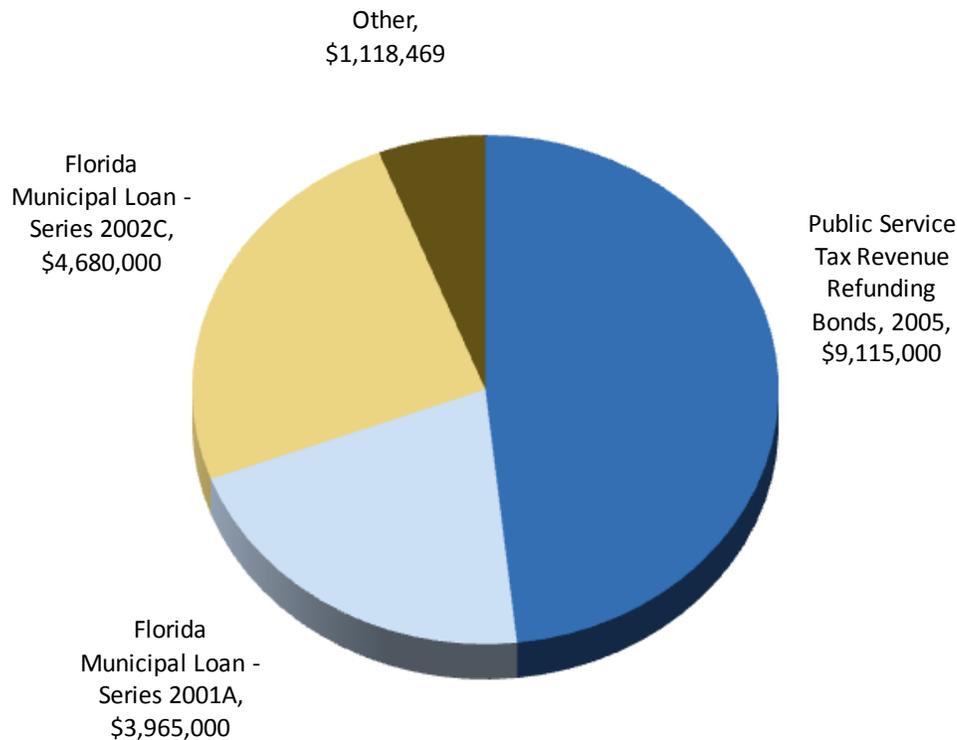


Capital assets for governmental and business-type activities amount to \$274,823,842. Major projects completed during the prior year include:

- ✓ Restoration of 10 acre site
- ✓ 5.4 MGD Reverse Osmosis Plant Expansion
- ✓ FPL Corridor - Landscape Big Blue Trace
- ✓ Flying Cow Road, Phase I
- ✓ Water Control Structures

LONG TERM DEBT STRUCTURE

The table and graph below illustrates Wellington's long term liability activities for the year ended September 30, 2010:

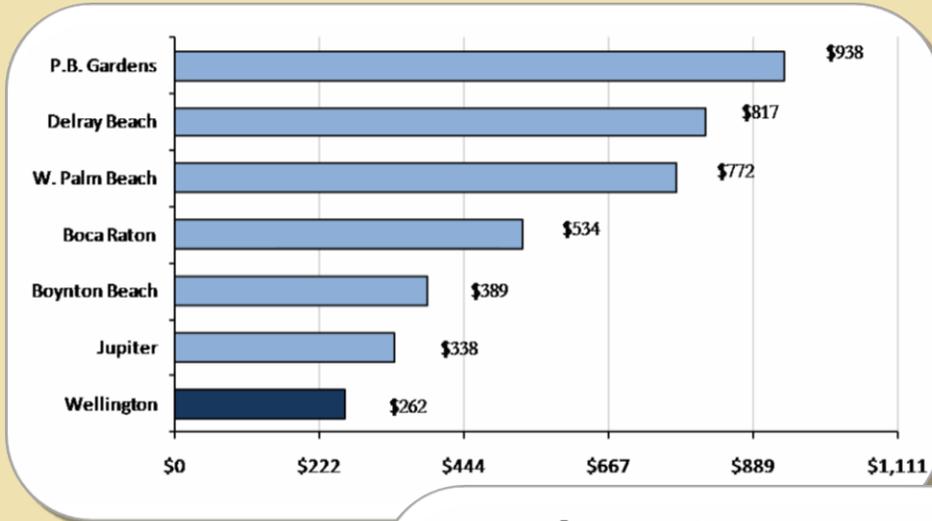


Wellington's bond rating was upgraded by Fitch from AA to AA+ and earlier last year Moody's upgraded its bond rating to AA3. Currently there is over \$18 million in outstanding bond and loan obligations and plans are in place to pay off existing loans in order to significantly reduce debt and interest payments. The following is a list of outstanding debt:

- **Public Service Tax Refunding Bonds, 2005** - To reduce interest rates \$9,995,000 of bonds was issued to refund a portion of the 1999 issue. Amount outstanding is \$9,115,000.
- **Florida Municipal Loan Council, Series 2001A** - Loan agreement with the Florida Municipal Loan Council for \$5,605,000 was designated for road construction, storm water improvements and public buildings acquisition. Amount outstanding is \$3,965,000.
- **Florida Municipal Loan Council, Series 2002C** - Loan agreement with the Florida Municipal Loan Council for \$6,290,000 was designated for parks and recreation, road extension, and surface water management projects. Amount outstanding is \$4,680,000.

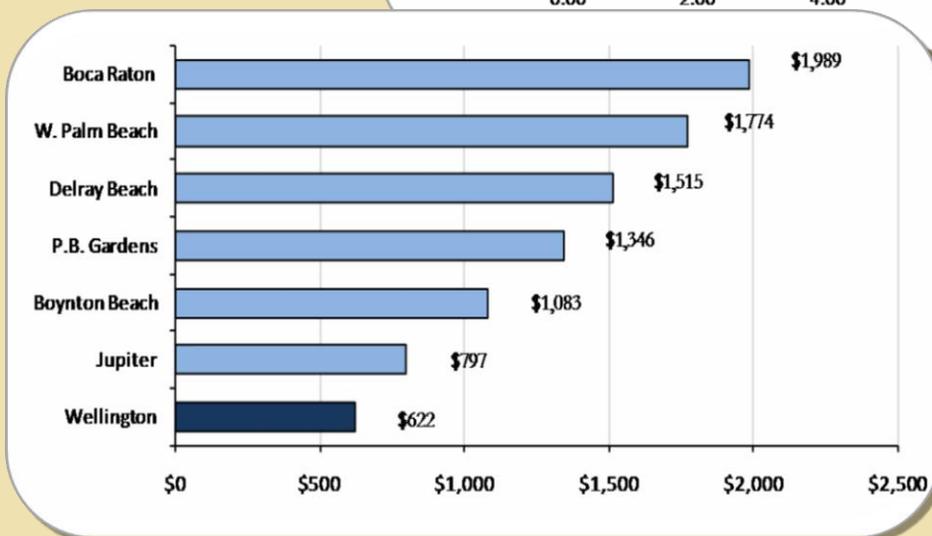
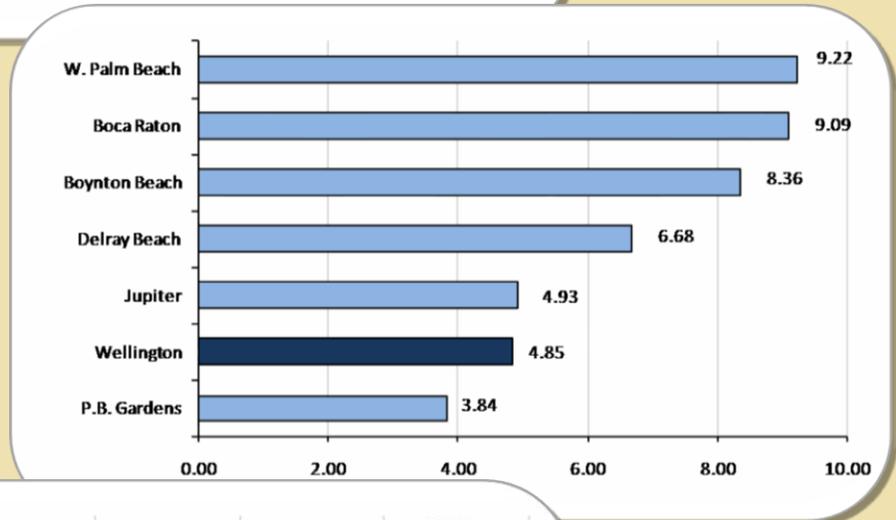
TOP SEVEN CITY COMPARISON

The following charts compare tax revenues, governmental expenditures and full time employees to the population for Wellington and six similar cities in Palm Beach County using data from the 2009/2010 fiscal year. Wellington has the lowest per capita ad valorem revenue and expenditure rates, and a low employee count per resident ratio.



The adjacent chart illustrates the amount of ad valorem taxes revenue per capita collected by each city. Wellington has the lowest per capita rates of similar cities.

The chart to the right shows the number of employees per 1,000 population of the city. Wellington has the second-lowest number of employees per 1,000 residents of similar cities.

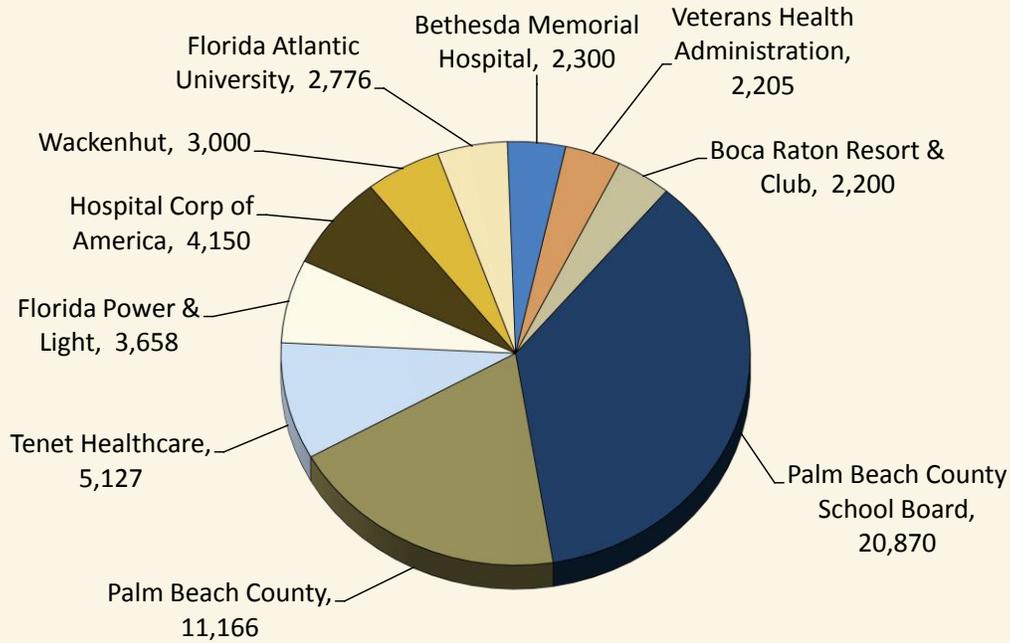


This chart displays the general fund expenses per capita of each city. These expenditures are usually funded by taxes, impact fees and state revenue sharing. Wellington has the lowest per capita expenditure rates of similar cities.

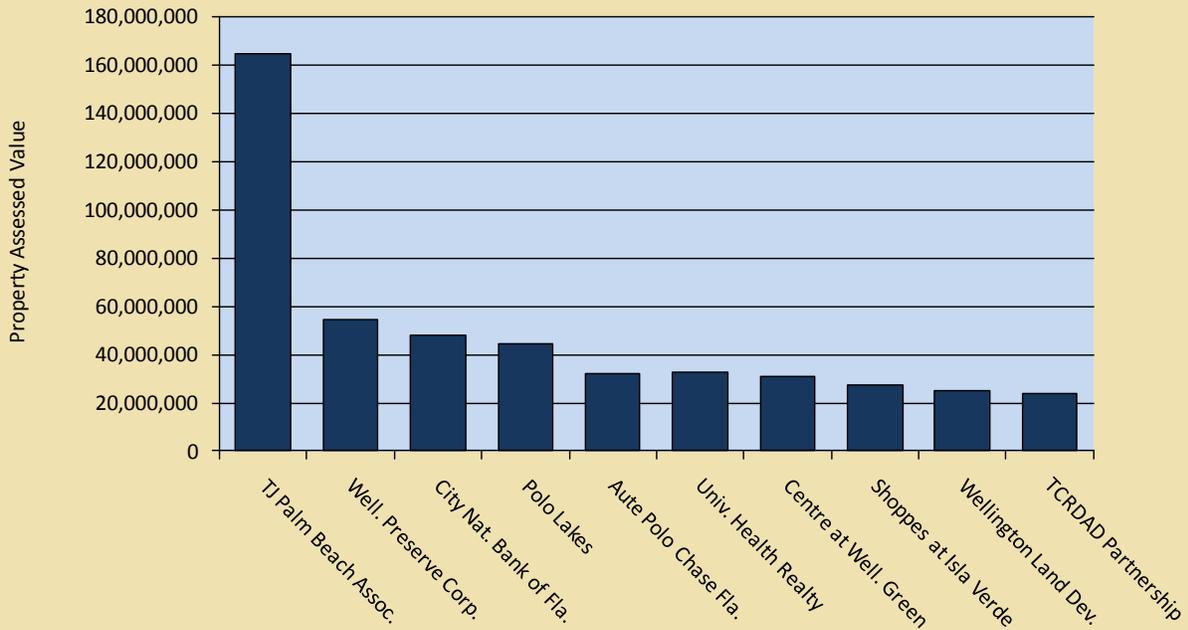
OTHER FINANCIAL INFORMATION

The charts below illustrate Wellington's principal property taxpayers and Palm Beach County's principal employers:

Principal Employers - Palm Beach County



Wellington Principal Property Taxpayers



STRATEGIC INITIATIVES

Strategic Initiatives are developed by council and senior management so department action plans can reflect the overall strategic direction. The following goals highlight Wellington's progress in achieving its mission and vision.

- **Neighborhood Renaissance** - create renewal, prosperity and stabilization of property values.
 - Safe Neighborhoods, Code Compliance and Nuisance Abatement
 - Neighborhood Stabilization and Beautification Programs
 - Neighborhood Beautification Grants
 - Improved Street Lighting Program, Wayfinding and Entryway Signage
- **Economic Development** – promotes business education and enhancing the standard of living. Concepts are designed to infuse core business centers and housing stock.
 - Medical Arts District and Mixed Use Development District
 - Town Center Development and Amphitheater
 - Forest Hill Boulevard Project
 - Equestrian Branding
- **Protecting our Investment** – focusing on maintaining and improving long-term resources, while enhancing safety and addressing emergency needs.
 - Infrastructure and Public Facility Maintenance Programs
 - Drainage and Flood Control Improvement Programs
 - Road Maintenance and Swale Maintenance Programs
 - Parks & Public Facilities Maintenance Programs
- **Responsive Government** – connecting as a government that is responsive to the public, provides services that residents need and pursue policies that are accountable to the stakeholders.
 - Transparency
 - Expanded E-Services
 - Emergency Management
 - Document Management Project
- **Respecting the Environment** - develop processes which provide affordable, clean, energy-saving options for residences and businesses; investigating technological advances educating residents and working with all concerned agencies to protect natural resources and reduce environmental impact.
 - Restoration of Tree Canopy
 - Section 24 Impoundment
 - Go Green Programs and BMP Program



NEIGHBORHOOD RENAISSANCE

Safe Neighborhoods Program

The Safe Neighborhoods Program mission is to identify social and economic factors that contribute to neighborhood decline and to prepare a set of strategies that will (1) develop a community based movement that restores a safe family neighborhood orientation, (2) engage residents in their neighborhoods; and (3) encourage investments in appearance and the long-term maintenance of neighborhood values.



The program is designed to:

- Build a structure to maintain communication between Wellington, organizations, residents, and neighborhoods and create positive perceptions
- Unite neighborhoods through community groups, forums, services, education, and outreach
- Work with Community Oriented Policing to implement an action plan and use police data to analyze trends in neighborhoods
- Support the development of infrastructure and neighborhood improvements including road closures, road paving, fencing, sidewalks and lighting
- Develop community partnerships including Citizens Volunteer Organization; crime watch; county non-profit organizations; homeowners associations; religious organizations and chambers of commerce
- Improve neighborhood beautification through clean-up events organized by residents and organizations

Police Services

PBSO services have continued since incorporation because developing an internal police agency is cost prohibitive. Under the PBSO contract taxpayers are billed indirectly as part of both Wellington's and Palm Beach County's millage rate. The PBSO staff is comprised of 117 contracted positions and special programs include:

- Truancy Enforcement and Delinquency Prevention
- Safety Programs for the Mall at Wellington Green
- Problem Oriented Policing and Street Crimes Unit
- Traffic Safety Motorcycle Unit



Fire Rescue

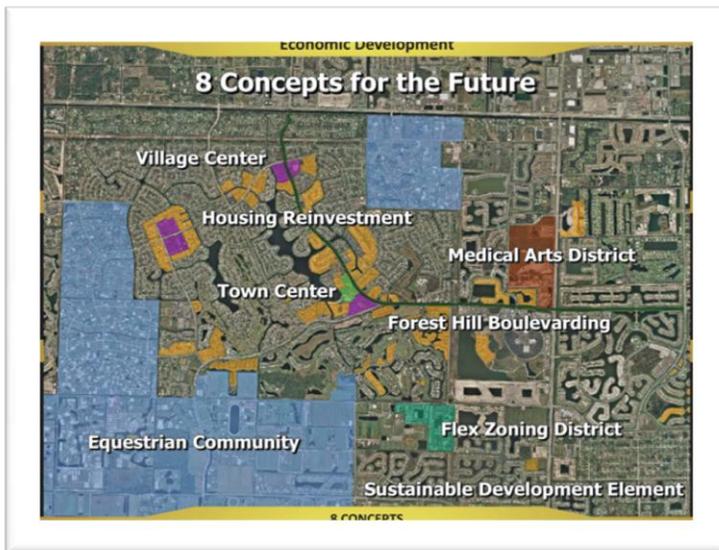
Wellington has continued to receive fire rescue services from Palm Beach County Fire Rescue (PBCFR) because as with Police Services it is more cost effective than creating its own fire department. Under the PBCFR Municipal Service Taxing Unit (MSTU), Wellington taxpayers are billed directly by PBCFR on their tax bill at the adopted MSTU rate.

Wellington has four stations within its municipal limits and four others on our northern and eastern boundaries that back up the others as required. Included in each station is one lieutenant who directly supervises each shift. Administrative support is provided by a District Chief and EMS Captain assigned for each of the three shifts.

ECONOMIC DEVELOPMENT INITIATIVE

Economic Development Initiative

The Economic Development Initiative (EDI) is a multi-dimensional effort to develop a broad economic vision and implement strategies that will foster sustainable growth. EDI was incorporated into the Wellington Comprehensive Plan in July of 2009 and its initiatives recognize current economic realities and are intended to capitalize on existing strengths and current projects.



The eight initiatives include:

- Wellington's Medical Arts District
- Sustainable Development Initiative
- Village Center initiative for redevelopment of commercial centers
- Flex Zoning category to facilitate higher-wage job creation
- Town Center to provide a municipal complex which will consolidate many of the city's functions into a central location to better serve the public
- Housing/redevelopment initiative to enhance the city's neighborhoods
- Forest Hill "Boulevarding" intended to create a community-defining feature with native landscaping and connection to city facilities
- Equestrian Community initiative intended to preserve/protect/enhance the equestrian areas of Wellington

Medical Arts District

Wellington is home to many medical businesses on State Road 7 surrounding the Wellington Regional Medical Center. To further develop the existing presence of these businesses, the Economic Development Initiative includes the creation of a mixed-use district to attract medical related businesses with family-sustaining employment opportunities. The proposed Medical Arts District will consist of 210 acres and is intended to utilize Wellington's largest private employer, the Wellington Regional Medical Center, to assist with creation of professional and technical employment.

The intent is to create an integrated campus consisting of a hospital; medical and professional offices; medical education facilities; medically-oriented activities such as research and development laboratories; residential opportunities for students and employees; and commercial, retail and hotel uses to support the overall campus. It is estimated approximately 5,000 jobs will be created. The possibility for professional and technical medical education facilities will provide a lower cost opportunity to municipal and area residents to obtain jobs that truly are family-sustaining.



PROTECTING OUR INVESTMENT

Public Works

Wellington has made a concerted effort to address aging infrastructure by increasing maintenance programs and investing in upgrades to systems which will provide extra resources to care for the health of residents, businesses and employees, while enhancing safety, and emergency needs. The Public Works department is assigned to maintain infrastructure, fleet, roadways, landscaping, parks and equipment effectively and to assist in the designing of future capital improvement programs.



Road Maintenance Program

The roadway program provides road and roadside maintenance including pothole, swale, sidewalk, and shoulder repair, litter control, road signage, pavement markings and street sweeping. Future projects include South Shore Blvd., Pierson Road, Wellington Trace, Fairlane Farms Road, Aero Club Drive and Stratford Street.

Parks and Public Facilities Maintenance

Several maintenance programs have been implemented to benefit the parks and public facilities. Maintenance programs include landscaping upgrades for signs, irrigation upgrades, shrub flower and tree plantings. A tree trimming and palm pruning program is well under way and weed spraying under thoroughfare hedges has been implemented on a 90 day cycle.



Facility Improvements

Many facility improvements are scheduled for the coming year. These include weatherproofing of Village Park Gym and Wellington Community Center, the installation of two new parking lots at Village Park and the completion of the Municipal Complex including renovations to the existing offices.

RESPONSIVE GOVERNMENT

Recreation Programming

Wellington is home to over 30 parks and maintains approximately 607 acres of recreational and open space sites. There is an abundance of recreational opportunities for all residents and the commitment is evident in the high level of service standards set forth in the Comprehensive Plan of 10 acres of open space per 1,000 residents. In October 2009 the Parks and Recreation Department received the prestigious National Recreation and Park Association's CAPRA Accreditation for excellence in operation and service.



Recreational elements are identified as neighborhood, community, or district facilities:

- Neighborhood facilities are generally less than 10 acres in size and provide improvements designed to service the localized needs of surrounding neighborhoods. Typical amenities may include a play structure, picnic shelter, or basketball court.
- Community parks range from 5 to 20 acres in size and serve more than one neighborhood. These parks may include ball fields in addition to picnic shelters and play structures.
- District parks are classified in the 18 to 150 acre size and include the 120 acre Wellington Village Park, Olympia Park and K-Park, which provides a variety of recreational opportunities for the entire Wellington community.

Open Wellington and Transparency

The Open Wellington governmental financial transparency project focuses on the City's desire to be as transparent as possible with regards to financial data and documents created and maintained by the City. The multi-phased project incorporates financial reporting, document management, document retrieval, and interactive GIS mapping. The objective is to integrate all of these components to provide residents and employees seamless searching and information retrieval options that ultimately streamlines public record requests.



The online application is accessed through a link on Wellington's website home page and users can browse the available data through various information types. The result is improved customer service with the economic benefits of staff time reduction. Economic benefits include cost avoidance, reduced staff hours, and improved customer service, which are all part of the proactive approach to complying with current legislation.

With the introduction of Open Wellington Phase 1, Wellington is the first city to receive the Gold Certification in Transparency from the National Bureau of Business Licensing and Code Enforcement Officials (NBBLO). The City is a leader in governmental transparency and the goal is to provide access to all appropriate documents and data enabling an easy to use reporting tool that engages residents, customers, and other interested parties.

RESPECTING THE ENVIRONMENT

By investigating technological advances, studying environmental indicators, educating the public and working with all concerned agencies, Wellington is taking responsibility for protecting natural resources while reducing environmental impacts.



Restoration of Tree Canopy

The goal of obtaining a 60% tree canopy by 2060 has been set and in order to achieve this target the following steps will be needed:

- Obtain a new urban ecosystem analysis
- Increase plantings on public land adding trees to neighborhood parks
- Exploring incentives for private property owners
- Refilling current nursery to replace trees

Go Green Programs

Staff continues to identify opportunities to improve energy efficiency and environmental sustainability through its Go Green Team. In 2009 the team partnered with local schools and Jet Hauling to sponsor the Cash for Cans project. Local schools competed to collect the most aluminum cans, with the top three schools winning cash prizes. The program won national acclaim and \$5,000 from Novelis Corporation.

BMP Program

Currently a second phase of Best Management Practice (BMP) is being designed to further enhance flood attenuation, improve water quality and provide additional storage of surface water. The program's goal is to further reduce nutrient concentrations and other pollutants that potentially may enter the regional storm systems and improve water quality.

Section 24 Impoundment

Since 2004, Wellington has worked with South Florida Water Management District to meet regional multi-purpose objectives including environmental restoration, flood protection, water quality enhancement and recreation. The cooperative engineering effort associated with the massive stormwater re-distribution added additional pump stations, created a surface water impoundment area and improved the overall water quality. The Section 24 impoundment area and passive park consists of the following features:

- 365-acres wetland/marsh area
- Littoral shelves and sediment traps within the canals
- Structural perimeter berm (levee) with Interior uplands and landscaping
- Educational and viewing areas, observation tower, equestrian and pedestrian trails



Peaceful Waters Park

The Peaceful Waters Sanctuary makes use of converted utility property adjacent to the wastewater treatment plant. The twenty-six acre site was transformed into a mosaic of diverse wetland habitats that supports multiple ecosystem uses and wildlife benefits. Opened in 2008, the park includes a wide variety of plant communities, 1,500 feet of boardwalk and one mile of walking paths. Approximately 14,000 upland shrubs, plants, trees and aquatic plants were planted and 4,000 cubic yards of fill were brought in to create the islands and raise the walking trail elevations. Activities within the Sanctuary include bird watching, nature photography and walking trails. Peaceful Waters Sanctuary is home to more than 60 species of birds, foxes, raccoons and otters.

OPERATION AWARDS

