

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
August 30, 2021

The MEETING took place at the Swim & Racquet Center and was also conducted virtually through the Zoom platform. The meeting was called to order by CHAIRMAN Susan Vogelgesang at 5:15 p.m.

**COMMISSIONERS PRESENT:**

Craig F. Ehrnst  
Steven M. Engel  
Robert K. Rollins, Jr.  
Susan Vogelgesang  
Erin Wright

**CHANGES TO AGENDA:**

**PUBLIC REQUESTS:**

*Mr. Garth Duffgray*, representing the Boca Raton Junior Buccaneers Rugby Club, requested the help of the Commission to find grass fields for the rugby players during this budget season.

*Mr. Cil Ciliberti* stated that there were many RFI proposals for the Ocean Breeze property and hopes that Miller Legg reaches out to the public and phases in unique components to the property and makes it special.

*Mr. Robert DuKate* recommended that the District consider the following recreational needs of the community: more athletic fields to help serve the growing number of youth in the city, pickleball courts at Boca Teeca, and asked for an explanation of how a public-private partnership would work if the District were not allowed to convey, lease, or sell its property.

*Mr. Jack McWalter* mentioned that six schools in the Boca area are over capacity and asked the Board to seriously consider the younger demographics and keep golf simple at Boca Teeca, an executive course, and a trailer. He does support a tax increase.

The following people called into the meeting via the Zoom platform:

*Mr. Joe Nieporte* supports the following ideas for the Boca Teeca project: a state-of-the-art indoor tennis facility with pickleball and basketball courts, and an executive course and driving range for the Senior and Junior players since the Boca Municipal Golf Course is closing.

*Mr. Earl Starkoff* encouraged the Board to approve the request for the Maintenance Facility at Spanish River Athletic Complex and stressed the need for soccer fields in Phase 2.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the minutes of the Regular Meeting held on August 16, 2021, at 5:15 p.m.

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst        Yes  
Commissioner Engel        Yes  
Commissioner Rollins       Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright       Yes

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. Boca Teeca Maintenance RFP**

The District advertised a Notice to Bid for Maintenance at Boca Teeca to ensure that the recent improvements including sodding, irrigation and tree trimming are maintained to a higher standard. The Notice to Bid was posted on June 14, 2021, and closed on July 16, 2021. The District received one response from South Florida Bushog Service, Inc.

Executive Director Harms recommended that the District reject the bid and readvertise the RFP with the opportunity for perspective bidders to bid on single components or all components of the project.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Ehrnst to reject the bid from South Florida Bushog for the Maintenance at Boca Teeca.

Discussion:

**Roll Call Vote:**

Commissioner Ehrnst        Yes  
Commissioner Engel        Yes  
Commissioner Rollins       Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright       Yes

**MOTION UNANIMOUSLY APPROVED**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to instruct the Executive Director to re-open the Boca Teeca Maintenance RFP with the opportunity for perspective bidders to bid on single components or multiple components of the different maintenance aspects of the property.

Discussion:

**Roll Call Vote:**

Commissioner Ehrnst        Yes  
Commissioner Engel        Yes  
Commissioner Rollins       Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright       Yes

**MOTION UNANIMOUSLY APPROVED**

## 2. User Fees

Mr. Michael Kalvort, Recreation Services Director, and staff have been working to match the General Fund and BPD user fees for consistency. The following are the proposed user fees for FY 2021-2022:

- Swim Center Annual and Semi-Annual Membership fee increase
- Athletics Tournament Permit Application Fee increased to keep the match with the Special Event Permit Application Fee
- Athletics Ballfield Rental Fee Increase
- Patch Reef Park Tennis Center and Racquet Center Annual Memberships, Semi-Annual Memberships, and Daily fee increases
- Patch Reef Park Tennis Center and Racquet Center Sports events are now inclusive of Pickleball Events
- James A. Rutherford Community Center and Sugar Sand Park Community Center added an Application Fee for yearly use of the rooms to match the Boca Raton Community Center's Application Fee
- Sugar Sand Park Field House added an Open Play Pass for all open play opportunities inside the field house

Discussion ensued regarding how the Open Play Pass at Sugar Sand Park would operate and what the fee structure would be and applying the same percentage increase to non-resident rates at the Swim & Racquet Center to be more consistent with the other city facilities.

Executive Director Harms will provide the following items for a continued discussion at the next meeting:

- A detailed explanation of the fee structure for the Sugar Sand Park Open Play Pass and
- a spreadsheet detailing the percentage differences between the Resident and Non-Resident rates at the Swim and Racquet Center compared to the rates at the Boca Raton Tennis Center.

## 3. Donation/Memorial Policy

Executive Director Harms presented the Greater Boca Raton Beach & Park District Donation and Memorial Policy to the Board of Commissioners for consideration.

The District's Donation and Memorial Policy is a guideline for the District to use to accommodate requests for donations and naming rights. The guidelines are meant to help donors and the Board of Commissioners to request and approve donation and naming rights requests smoothly and efficiently. This policy does not address sponsorships or advertisements.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Rollins to adopt the District Donation and Memorial Policy as written by the Executive Director.

### Discussion:

#### Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes

Commissioner Rollins Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright Yes

**MOTION UNANIMOUSLY APPROVED**

**4. Healthcare Renewal**

Executive Director Harms recommended that the District keep the current healthcare coverage, United Healthcare Choice Plus Plan 14, for employees for FY 2022. This will be an increase to the District expenses of \$3,182.45 annually. The District will issue an RFP for health insurance coverage next year.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to renew the current healthcare plan, United Healthcare Choice Plus Plan 14, for employees with an annual increase of \$3,182.45.

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst Yes  
Commissioner Engel Yes  
Commissioner Rollins Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright Yes

**MOTION UNANIMOUSLY APPROVED**

**5. Gumbo Limbo Tower and Budget Update**

The City has requested \$1,400,000 for the Gumbo Limbo Boardwalk renovation to construct the tower which is expected to be completed by September 2022. The District and the Friends of Gumbo Limbo have committed \$600,000 each to the project.

If the Board agrees to pay the additional \$200,000 needed for the project, the Friends of Gumbo Limbo will commit to a specific fundraiser for the tower once the project has begun and provide those funds to help offset any additional costs.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the additional \$200,000 towards the Tower Project for a total of \$800,000.

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst Yes  
Commissioner Engel Yes  
Commissioner Rollins Yes  
Commissioner Vogelgesang Yes  
Commissioner Wright Yes

**MOTION UNANIMOUSLY APPROVED**

**6. City CIP and O & M Budget Discussion**

The City requested an Operation and Maintenance Budget of \$22,188,900. With the closure of James A. Rutherford Community Center and the removal of one CIP Equipment item (pool cover at Swim & Racquet Center) the revised operation and maintenance request is \$22,041,900. The City has moved the Beach Renourishment project originally scheduled for FY2022 to FY2023, those funds will remain in the beach renourishment sinking fund. The request for \$75,000 to fund an equal share of master planning has been removed. The City updated its request for the subsidy of the Red Reef Golf Course from \$200,000 to \$85,000.

Capital Improvement Requests from the City include:

- the carryover of the Tower project is estimated at \$1.4 million. The Friends of Gumbo Limbo have currently committed \$600,000 to the project.
- Additional City CIP projects on Schedule A include \$445,000 in renovations at Gumbo Limbo. These renovations include ADA accessibility to and from the building, restroom renovations, and renovations of the Red Reef West sail pavilion.
- A restroom renovation project at Red Reef Park has been carried over to FY2023 for \$208,000.
- The City has requested \$2,025,000 for the District share of the maintenance facility at DeHoernle Park. This project, if approved, is anticipated to begin construction early next year.
- The City is requesting \$220,000 for design fees of the maintenance facility at Spanish River Park.

Discussion ensued. Director Harms was asked to investigate the following:

- The reason for the increase in the cost of operation and maintenance from \$16,830,000 to \$18,120,900.
- The cost increase in the common grounds at each park and a breakdown of equipment costs.
- If the cost for the Maintenance Facility at DeHoernle Park has been value-engineered; how the amount that the District is asked to pay is determined and what percentage of the facility was used in the calculations; what is the price per square foot of the facility and what percentage of the office space will the District be using.
- A breakdown of the capital equipment and personnel costs for each park.

**APPROVAL OF PAYROLL AND INVOICES:**

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices totaling \$2,089,174.73

**Discussion:**

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

**MOTION UNANIMOUSLY APPROVED**

## **REPORTS AND DISCUSSION ITEMS:**

### **Executive Director:**

#### **Boca Teeca**

The District continues to clean up discarded furniture and trash that is left at the Boca Teeca property. Over the past 18 months, the District has spent over \$45,000 removing debris, discarded furniture, and graffiti.

CSR Heavy will go before the Community Appearance Board regarding the fencing at Boca Teeca on September 20, 2021.

#### **Ocean Strand Update**

Plans have been submitted to the City and one item remains to be cleared up. Once the item has been resolved it will go before City Council and the Parks and Recreation Board before the permits can be approved.

### **District Counsel:**

On June 8, 2020, the District received an opinion of the attorney general's office opining that since the District's enabling legislation does not expressly authorize the District to sell, lease or otherwise convey real property the District is not legally permitted to do so.

The District Board asked counsel to examine other options for the utilization of District property and potential partnerships with third parties for the use and development of its property consistent with the District's enabling legislation.

Mr. Horowitz reviewed Memorandum 2021-006 which provided three options: a long-term Concession Agreement; a License Agreement and a Facility Management/Use Agreement.

It is the opinion of the general counsel's office that a Concession Agreement, carefully drafted to ensure compliance with the District's Charter, is a viable legal option for the District's partnership with a private entity for the future development and use of the Ocean Breeze property.

Counsel will review any proposals that the District receives from a private developer or third party to ensure compliance with the District's Charter.

### **Commissioners:**

*Commissioner Wright* thanked the Palm Beach County School Board for being brave enough to do what was right for students in our community and mentioned that she watched the City's public input meeting on the Boca Country Club, and felt it was informative.

*Commissioner Engel* questioned where District residents will play golf if the City does not allow District residents to play at the city rates and noted that he will need to leave the First Public TRIM Hearing on September 15<sup>th</sup> by 7 p.m. due to the Yom Kippur holiday.

*Commissioner Ehrnst* would like the Board to consider converting the existing tennis courts into pickleball courts at Boca Teeca for \$130,000 as a budget item this year; he would like to look for a partnership with the City for funding at Boca Teeca and would like to foster a relationship with the Palm Beach County School District to discuss recreation needs as a group and fund them.

Commissioner Rollins stated that the District needs to be responsive to the recreation needs in the community; agrees with converting the tennis courts into pickleball courts at Boca Teeca; discussed the video regarding the Boca County Club and is not giving up on a golf facility at Boca Teeca.

Commissioner Vogelgesang would like to have a Joint Meeting scheduled after the budget season; she feels that the youth deserve the District's attention; clarified that if the District builds a second field house that it would be open to everyone, not just one specific group, inquired about the status of the Miller Legg Agreement and asked Director Harms to inquire if District residents would be considered residents at the Boca Country Club.

**FUTURE AGENDA ITEMS:**

Budget City O & M  
Pickleball at Boca Teeca  
Miller Legg Agreement

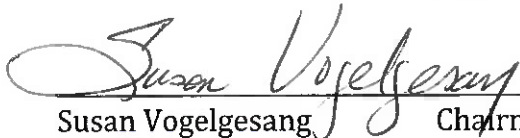
**ADJOURNMENT:**

**MOTION** was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 7:00 p.m.

**Roll Call Vote:**

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

**MOTION UNANIMOUSLY APPROVED**

  
Susan Vogelgesang      Chairman

  
Craig F. Ehrnst      Secretary-Treasurer