

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
August 2, 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. Tom Thayer supports a slight increase in the millage rate and extended an invitation to the Federation of Boca Raton Homeowner Associations meeting on August 3, 2021, in the Royal Palm Room of the Boca Raton Community Center at 8:30 a.m. Dorothy Jacks, Palm Beach County Property Appraiser, will be the guest speaker.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the Regular meeting held on July 19, 2021, at 5:15 p.m.

Discussion:

Commissioner Wright will abstain from voting for the approval of the minutes as she was not present at the meeting on July 19, 2021.

Roll Call Vote:

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

MOTION PASSES 4-0

REGULAR BUSINESS:

- 1. Establish Date for the First Public TRIM Compliance Hearing on the FY 2021/2022 Tentative Budget & Proposed Millage Rate**

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to set the date for the First Public TRIM Compliance Hearing on the FY 2021/2022 Tentative Budget & Proposed Millage Rate on September 15, 2021, at 6:00 p.m. in the Willow Theatre at Sugar Sand Park Community Center.

Discussion:

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

2. Boca Teeca Request for Qualifications Interviews

The District received four (4) responses to the Request for Qualifications for the Master Plan and Design Services at Ocean Breeze. Representatives from Kimley Horn, Nicklaus Design, Calvin, Giordano & Associates and Miller Legg were in attendance to give a presentation and answers questions from the Board.

Governed by Florida Statute 286.0113, the presentations made by each of the applicants were confidential and privileged and the applicants were not permitted to attend the other's presentation. Each firm was allowed ten (10) minutes to make a presentation to the Board and twenty (20) minutes to answer questions. The interviews are available on the District's YouTube station.

The Board will rank each of the proposers at the next regular meeting on August 16, 2021.

3. Legal Memorandum Discussion

Mr. Horowitz, legal counsel, reviewed the status of the multiple Interlocal Agreements (ILAs) between the District and the City of Boca Raton related to the use of park and beach properties and provided an update as to the existing obligations, rights, and options of the District with regard to the ILAs.

The purposes and obligations of the District as set forth in Chapter 2003-313, Laws of Florida (the "Charter") are as follows:

1. To reimburse the City the actual costs of debt service of acquisition, maintenance, operation, and debt service of improvements to the real property known as the Schine and Butler Tracts (Red Reef Park) and
2. To reimburse the City from other available revenues of the District the actual costs of debt service of acquisition, maintenance, operation, and debt service of improvements on existing or future beach or park properties, or to acquire, maintain, operate, or improve beach or park properties.

The District is obligated to reimburse the City for the operation and maintenance and improvements of park facilities; however, it does not obligate the District to contract with the City for those purposes.

Counsel noted that each of the ILAs that the District has with the City are not uniform and should be examined on an individual basis. The District does have a Charter obligation to reimburse the City for Red Reef Park and unspecified beach and park properties, the Charter does not obligate the District to reimburse maintenance and operation for any other specific beach or park facility.

The City is required to provide the District with the estimated cost that they expect the District to reimburse for the upcoming fiscal year. Prior to receiving the proposal from the City, the District has the sole discretion to establish an operation and maintenance plan for Sugar Sand Park, the Swim & Racquet Center, Red Reef Park, and Ocean Strand.

The District has the right to approve, disapprove, or modify each of the expenses set in the City's proposed operating budget for each of those facilities. The District also has the right to audit the City's records and to verify the actual costs and expenses incurred for the operation and maintenance of each of the facilities.

The District is responsible for a proportionate share of the total costs of improvements at DeHoernle Park which the City determines by utilizing prudent engineering principles. The District may ask for backup materials supporting this obligation.

The District also has the option of engaging a third-party, professional consultant to analyze the cost of operating and maintaining various beaches and park facilities within the District.

Discussion ensued regarding a potential RFP for outsourcing; concern over the possible loss of jobs if a third party was hired; working with the City to try to reduce costs instead of outsourcing; engaging a consultant to analyze the actual cost of operations, and maintaining the different facilities; reviewing City staffing, operation and unfilled positions; if the District has the ability to defer a capital project during a fiscal year if it didn't satisfy the District's budget allocation; auditing the cities facilities; having one person in charge at all the facilities; if the District is required to do an operational plan for its facilities; doing an independent audit of what is spent at each District park; working with City staff to generate a plan to go park by park; having the Executive Director inquire if the city is analyzing staff positions and see how many unfilled positions there are and ask for an explanation of the \$2,000,000 increase in staffing costs and ask for the engineering principles for the \$2.2 million assessment on the maintenance facility and working closer with the city on developing next year's plan.

4. Red Reef Interlocal Agreement Discussion

The Red Reef ILA was added to the agenda as an opportunity to discuss what options were available to the District. The Board would like to discuss the ILA with the City sometime in the future.

Discussion ensued regarding the possible ways to save money; the obligation the District has to the City to fulfill its budget requirement; opportunities the District has with the City; parking meter revenues; having a true partnership with the City; not abandoning the Red Reef ILA obligation; giving the constituents what they deserve; examining the individual components of the treasurer's report; auditing each location, and a Master Interlocal Agreement.

APPROVAL OF PAYROLL AND INVOICES:

<p><u>MOTION</u> was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll and invoices totaling \$30,462.36</p>

Discussion:

GBRB&PD Minutes: August 2, 2021

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:

Audit Committee

The Audit Selection Committee will be holding interviews for all three respondents on Monday, August 9, 2021, at 1:00 p.m. at the Swim & Racquet Center.

Rec Services Meeting

Director Harms will meet with Rec Services staff this week to discuss transitioning the community center staff from Patch Reef Park to the Swim & Racquet Center to extend the Swim & Racquet Center hours.

Ocean Strand

Ocean Strand permitting applications went through the City's review process with minimal staff comments and items from the previous submission were addressed. A few final additions will be added to the plans and permits should be granted soon.

Boca Teeca

All trees have been trimmed and the debris will be removed from the property this week. Permitting for the demolition and the fencing is in the process. There are some utility issues with FPL being worked on and Lisa Wilson Davis from Utility Services was recognized and thanked for her help and outstanding service.

District Counsel:

Mr. Goren noted that Memorandum 2021-005 was in response to the District's specific questions and concerns over the past few months and that there are still other items that can be discussed.

Commissioners:

Commissioner Wright agreed to hold off on going to the City about the Red Reef ILA but believes that it does need to be looked at with the City; and inquired if the District's portion is included in the City's audit.

Commissioner Engel does not have a problem with golf being a component at Ocean Breeze but does not think it is possible with City Council's opposition to any kind of golf there.

Commissioner Ehrnst does not want the architect to think that there is a mandate for golf at Ocean Breeze and suggested doing a real survey with the community to find out what is wanted. He also suggesting working with the school district and/or nonprofits to provide

recreation fields or a swim facility, possibly at Ocean Breeze, for middle schools in the area that were not designed with recreation needs in mind.

Commissioner Rollins does not have a preconceived idea about there being a mandate for golf, he would like to hear what the community has to say.

Commissioner Vogelgesang recommended listening to the community and keeping an open mind with the Ocean Breeze project. She has been receiving many emails regarding the need to replace the 30,000 rounds of golf that will be lost when Boca Municipal Golf Course closes and believes that golf does not have to be conventional, it can be creative and something for everyone with opportunities to help provide a place for the children and the local schools to practice.

FUTURE AGENDA ITEMS:

- Donations/ Gift Policy
- RFP for Architect-Engineer for Multiple Projects
- Budget Discussion -District CIP Projects
- Audit Services Recommendation

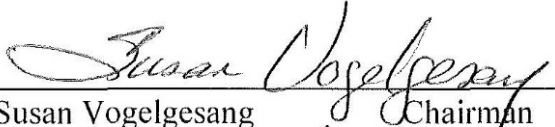
ADJOURNMENT:


MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 8:42 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