

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
September 13, 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: Executive Director Harms requested deferring item #1. Boca Teeca Pickleball for further investigation.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to have item #1 be withdrawn from the agenda and added to another meeting.

Discussion:

Roll Call Vote:

Commissioner Ehrnst	No
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	No

MOTION APPROVED 3-2

PUBLIC REQUESTS:

Mr. Robert DuKate believes that putting pickleball courts at Boca Teeca for \$400,000 makes more financial sense than paying \$900,000 to build them at Patch Reef Park. He thanked District counsel for clarifying what the District can or cannot do with Public-Private Partnerships and supports soccer fields at Boca Teeca.

Mr. A. Cil Ciliberti appreciates the Board discussing Boca Teeca at every meeting. He is not opposed to basketball at Boca Teeca but suggested that the location be carefully thought out.

Mr. Neil Baritz mentioned that if there is a party willing to build an indoor facility at Boca Teeca with pickleball, tennis, and basketball without any cost to the taxpayers, the District should look at all options available.

Mr. Harold Chaffee does not support spending money to convert the tennis courts into pickleball courts at Ocean Breeze. He suggested that the District, along with Miller Legg, get public input, make a plan, and develop the park.

Mr. Greg Galanis urged the District to use a portion of the 212 acres at Ocean Breeze to build a short alternative golf facility that can be used as an executive golf course and generate revenue.

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 August 30, 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- Pickleball-Deferred

2. Grau & Associates Contract Renewal

Executive Director Harms presented the Grau & Associates Contract for auditing services for the Board's consideration.

Mr. Brian Sherman, District counsel, clarified that the Grau & Associates contract is not a renewal, it is a new contract that is being presented to the Board.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to proceed with the Grau & Associates Contract as presented.

Discussion:

Executive Director Harms confirmed that the Grau & Associates contract being presented is the same agreement that the District had previously approved and that the District can comply with the requirements from Grau & Associates. It is a five-year contract, that is renewable annually at the stated amounts and may be discontinued with proper notice.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

3. Patch Reef Park Turf Infill Remediation

Ms. Dawson, District Facilities Manager, requested the Board's consideration to remediate organic infill compaction at the three turf fields at Patch Reef Park. She provided the Board with two options:

- Option #1 \$25,872: Purchase 12 super sacks and spread 20 sacks (8 packs are already owned) in high wear areas protecting the most utilized areas until infill tests are completed next year. Full remediation will also be needed at that time.

- Option #2 \$106,998: Purchase 60 super sacks and spread 68 sacks across all three turf fields to fully address compaction now. This option will require the District to go out for a competitive bid.

Ms. Dawson recommended Option #2 which will reduce the total price of remediation by not having to do both options.

Discussion ensued regarding how often compaction will need to be done; the cost savings over ten years and if the warranty requires any action to be taken.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to select Option #2 for \$106,998 and obtain the warranty information for future use for the maintenance 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

4. Budget Discussion- City O & M and CIP

Director Harms stated that the proposed millage rate of 1.05 mills would put the District in the best position for completing the projects that have been requested by the City as well as the projects needed to be done at the District facilities.

To allow the District more time to evaluate the City’s CIP requests for the Maintenance Facility at DeHoernle Park (\$2,025,000) and the design fee for the Spanish River Maintenance Facility (\$220,000), Ms. Harms recommended budgeting for them and placing the funds into the Reserve Fund which would allow the Board to approve or disapprove of the project at a later time.

Discussion ensued regarding the proposed millage rate of 1.05; placing the two City CIPs in the reserve fund; capping the District’s contribution at the lesser of 30% of the cost or \$2,025,000 for the Maintenance Facility; the personnel costs; information needed regarding the Construction Manager at Risk and the high contingency; the excessive cost per square foot for the maintenance building and the concrete foundation; the cost of landscaping; where the seventeen employees will be working; the laundry room; the need for adequate windstorm protection; and the overages.

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to place \$2,025,000 for the City’s CIP, Maintenance Facility at DeHoernle Park, into the Reserve Funds on the proposed budget summary for FY 2021-2022.

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 Rollins and seconded by Commissioner Engel to place \$220,000 for the City’s CIP, Spanish River Maintenance Facility design fees, into the Reserve Funds on the proposed budget summary for FY 2021-2022.

Discussion:

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

Ms. Harms confirmed the Board’s approval for inserting the City’s request of \$21,948,900 on the draft budget for Operation and Maintenance.

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices totaling \$78,155.46

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:

Gumbo Limbo ILA

Director Harms believes that a draft agreement of the Gumbo Limbo ILA between the Friends and the City of Boca Raton has been sent to the Friends for their consideration. Ms. Harms has requested a copy of the draft from the City and the Friends.

Boca Teeca

The discarding of trash and furniture continues the Boca Teeca property; the District is waiting for approval on the demolition and fencing permits for the cleanup of Boca Teeca; and the Maintenance RFP has been re-advertised and is due back on October 8, 2021.

Ocean Strand

On August 13, 2021, Mr. John Lindgren, Senior Planner with the City, advised that the City will put together the package for Planning and Zoning, it then goes to the City council, and they will keep the contractor posted on dates.

The Architect/Engineer RFQ is due back on October 1, 2021

District Counsel:

Commissioners:

Commissioner Vogelgesang would like to hold off on putting pickleball at Boca Teeca until the Consultant can figure out where it can go in relation to all the other amenities that will be included. She is in favor of pickleball, walking trails, a tennis center; botanical gardens, or a community garden and believes that the District needs to spend tax dollars wisely; get community input, and have a Joint Meeting with the City.

Commissioner Wright recommended holding off on pickleball at Boca Teeca. She supports the possibilities of walking trails, biking trails, a golf component; and a pickleball/tennis facility at Ocean Breeze. She believes that a Joint meeting is needed; She spoke to Mr. Jason Hayes, Manager of the Boca Country Club, who believes that a short course or an executive course would be beneficial for the Senior and Junior players to have in tandem with the 18-hole course at the Boca County Club.

Commissioner Engel would like to get the recommendations from Miller Legg and the community before putting pickleball at Boca Teeca. He believes that a Joint meeting with the City is essential, and he would support a short course at Boca Teeca if the City withdrew its opposition to it and the consultant recommends it.

Commissioner Ehrnst supports putting pickleball at the existing tennis courts at Boca Teeca if it is low cost and easy to do; he fully supports Miller Legg getting all of the proposals together and would like to schedule a Joint meeting with the City once the District has something specific to discuss after the partnerships and ideas have been evaluated by Miller Legg.

Discussion ensued regarding Public-Private Partnerships.

Commissioner Rollins feels that it is too early to decide on pickleball at Boca Teeca; that walking trails, golf, and indoor tennis are a better fit at Boca Teeca. He believes that golf at Ocean Breeze has been unreasonably denied by the City and he is not giving up on having golf there; he does support pickleball at Patch Reef Park because it is lighted and will be a source of revenue and he supports having a Joint Meeting after the District has decided on what it would like to do at Ocean Breeze.

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to re-open public comments at 6:45 p.m.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

Mr. Greg Galanis apologized to Commissioner Wright for his tone during Public Comments earlier in the evening. He expressed his frustration and urged the Board to stay open-minded about golf at Boca Teeca, to ask the community for input, to come to a consensus, and then go to the City.

Mr. Harold Chaffee recommended getting the Designer in place for Boca Teeca; have public charrettes; and go to the City with something in mind.

Public requests closed at 6:58 p.m.

FUTURE AGENDA ITEMS:

Mattice Agreement
Miller Legg Agreement
User Fees
Boca Teeca Pickleball

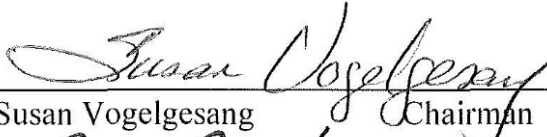
ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:59 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