

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
July 19, 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 -*Absent*

CHANGES TO AGENDA:

PUBLIC REQUESTS:

Mr. Tom Thayer congratulated the District on its recent publication; inquired about the tax situation; and recommended that the District stop making the CRA payment to the City.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

June 7, 2021, Meeting:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the regular meeting held on June 7, 2021, at 5:15 p.m.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

June 21, 2021, Meeting:

Commissioner Rollins requested that the following amendment be made to the June 21, 2021, minutes on page 11 under his Commissioner comments:

Commissioner Rollins inquired if the donor's commitment to the Gumbo Limbo Tower project was going to continue with the continuous delays that have happened getting the project off the ground.

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the regular meeting held on June 21, 2021, at 5:15 p.m., as amended by Commissioner Rollins.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

REGULAR BUSINESS:

1. Establish Interview Dates, Times, and Guidelines For All Respondents to Request for Qualifications for the Architect/Engineering Services for Boca Teeca

Executive Director Harms announced that the District received four (4) responses to the RFQ for the Architect/Engineering Services for the Boca Teeca property and all companies have been responsive in their proposals.

The Board will interview the respondents prior to ranking them at the August 2, 2021, meeting at 5:15 p.m. The order in which they will be interviewed was selected randomly at tonight's meeting:

1. Kimley-Horn
2. Calvin, Giordano & Associates
3. Nicklaus Design
4. Miller Legg

Interviews will include a 10-minute presentation followed by 15-20 minutes of Q&A with the Board members. Questions will not be provided in advance and Ms. Harms will send out an email to each respondent to formalize the date.

2. Change Order Discussion for Additional Irrigation at Boca Teeca

Executive Director Harms presented three (3) proposed change orders to the Property and Land Clearing Project currently being done at the Boca Teeca property. If all change orders are accepted as recommended, the net change to the project would be an additional \$90,306.

Change Order #1

Proposed work for the northwest corner of Yamato Road and NW 2nd Avenue intersection:

- | | |
|---|---------|
| 1. Clean and paint sign wall and repair lettering | \$9,660 |
| 2. Sod | \$8,810 |
| 3. Irrigation | \$8,115 |
| 4. Sidewalk Repairs | \$4,235 |

Staff recommended accepting CSR's proposal of sod and irrigation only (irrigation will be monitored and maintained by the company awarded the Landscaping Maintenance RFP) totaling \$16,925.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve CSR Heavy Construction's Change Order #1 for \$16,925 to do the sod and irrigation only as recommended by staff.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

Change Order #2

Proposed work for the SE and SW corners of NW 2nd Avenue. The proposal is to install an irrigation system with a timer on both corners where new sod is being laid totaling \$84,365:

1. SE Corner grading, irrigation, electric, and permitting
2. SW Corner grading irrigation, electric, and permitting

Staff recommended accepting Change Order #2 or \$84,365. The irrigation system would be installed by a subcontractor through CSR Heavy Construction.

<p><u>MOTION</u> was made by Commissioner Rollins and seconded by Commissioner Engel to approve CSR Heavy Construction's Change Order #2 for \$84,365.</p>

Discussion:

Commissioner Ehrnst recommended doing a separate RFP for the installation of the irrigation system.

Roll Call Vote:

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

Motion Passes 3-1

Change Order #3

Adjust work required at pump house and front entrance building to accommodate conditions discovered upon building evaluations.

Upon inspection by a roofing specialist, any repair to the roof at the front entrance building or the pump house would involve a rebuild of the roof infrastructure as well as the roof itself. Approximate Cost- \$100,000

After evaluating the pump house, it was discovered that the pump is salvageable and could be utilized in the future.

Staff recommendations:

Front Entrance Building: hold off on the new roof until the future use of the building is determined.

Pump House: demolish the building to the concrete foundation and leave the pump and electrical connects in place for future re-use.

Change Order #3 will be a **credit** of \$10,984.

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MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve CSR Heavy Construction's Change Order #3 for a **credit of \$10,984.**

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

3. Establish Tentative Millage Rate

In accordance with the Department of Revenue's Truth in Millage (TRIM) Compliance process, a proposed millage rate must be established by the District by August 4, 2021. The final millage rate cannot exceed the tentatively adopted millage rate, but it can be lowered.

Discussion ensued but was not limited to the District's financial situation, the known and unknown expenses that the District may incur; the fiduciary responsibility of the District to its constituents; the CRA payment; capital improvement costs; the Red Reef ILA and the opportunity to reduce expenses; the proceeds from the sale of Boca Municipal Golf Course; having a collaborative effort with city staff and volunteers to see how to lower costs; evaluating staffing, hours of operation and user fees; and flushing out inflated expenses and a proposed rate of 1.05 mills.

Commissioner Rollins handed out a copy of the Red Reef ILA to each Board member and requested that it be added as an agenda item for discussion at the August 2, 2021, meeting.

The District is proposing an increase in the millage rate to meet the capital, operational, and maintenance expenses that were set by the city's budget. There is no credit reflected on the budget for the sale of the Boca Municipal Golf Course which would help the District with some of the CIP projects that the city has asked the District to complete.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to set the Proposed Millage Rate for Fiscal Year 2021/2022 to 1.05 mills.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

4. Set Date for the First Public Hearing

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to set the date for the First Public TRIM Compliance Hearing of the FY2021/2022 Tentative Budget and Proposed Millage Rate on September 1, 2021, at 6:00 p.m.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to ratify the payroll and invoices on July 6, 2021, totaling \$96,157.90.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve the payroll and invoices on July 19, 2021, totaling \$84,268.84.

Discussion:

Roll Call Vote:

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

Motion Passes 4-0

REPORTS AND DISCUSSION ITEMS:

Executive Director:

Verde K-8 Agreement

The Verde K-8 Agreement has been approved by the School Board; the District has received an executed copy that counsel will record with Palm Beach County.

RFQ for Auditing Firms

The RFQ responses for the Auditing Firms are due back on Friday, July 23, 2021. The Audit Selection Committee will meet on August 2, 2021, to discuss the responses.

Boca Teeca Schedule Update

CSR Heavy Construction will begin the work that was approved on tonight's change orders while the District waits on permits for some of the previously scheduled work.

District Counsel:

Counsel will provide the Board with a legal analysis and commentary of the District's ILA's and the District's legal options that are applicable regarding a sale, lease, or conveyance of its property at the August 2, 2021, meeting.

Commissioners:

Commissioner Engel reiterated that the proposed millage rate gives the District the latitude that the District needs and that it is not set in stone. He believes that the District needs that flexibility to be able to take care of its obligations to the City as well as the District's obligations. He wants the District to be partners with the City to collaborate and to work together.

Commissioner Ehrnst would like to encourage volunteers in all our parks and believes that they do a phenomenal job. He read through the many responses from the District's recent email blast and said there was a lot of good feedback from the community. He would like to have one person in charge of each big park and believes that there is an opportunity to help reduce some of the District's costs, to increase the budget to fund some items, and would like to see a high caliber park at Ocean Breeze.

Commissioner Rollins believes that there is an opportunity for the City to help the District out with District projects and the projects that the City is asking the District to do without putting the tax burden totally on the residents. He inquired where the email list that was used to send out the District email blast came from and wanted to make sure that the emails are sent to the people in the Reserve area and that Director Harms will respond to all the questions received from the email. He believes that there should be a "best practices analysis" for our parks from a staffing standpoint and that one person is needed whose key responsibility is to handle any problems and answer any questions from the District and to help the District understand any needs that they may have. He inquired about the pool hours at the Swim & Racquet Center and would like to mirror the hours of operation to that of the City to be consistent. Commissioner Rollins asked counsel if the District is obligated to hire the city for the operation and maintenance at the District facilities.

Commissioner Vogelgesang asked who is receiving the District emails; inquired about the monthly participation reports; mentioned that the District has received mail from the coach of the FAU golf team and others in the community who are interested in a Learning Facility at Ocean Breeze to accommodate youth golf programs.

FUTURE AGENDA ITEMS:

Red Reef ILA Discussion
Boca Teeca RFQ Respondent Interviews
Legal Memorandum Discussion

ADJOURNMENT:

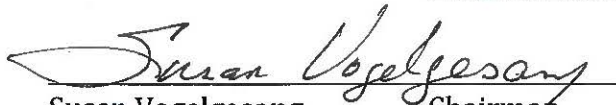
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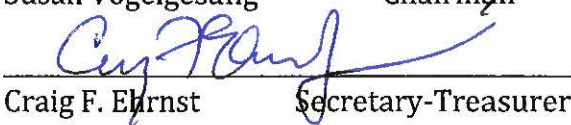
MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 6:46 p.m.

Roll Call Vote:

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

Motion Passes 4-0


Susan Vogelgesang Chairman


Craig F. Ehrnst Secretary-Treasurer