

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR “HYBRID” MEETING OF
THE BOARD OF COMMISSIONERS
December 7, 2020

The “HYBRID” MEETING took place in the Willow Theatre at Sugar Sand Park 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:

The following people emailed their public requests to be read into the record:

Mr. David Petruzzelli stated that the District has made very good progress in removing some of the exotics on Ocean Strand and looks forward to the replanting of native/coastal hammock plant material for the birds and appropriate buffers. If the District decides to remove additional invasive exotics while the contractors are still mobilized, he requested that the stand of Australian Pine could remain as a bird rookery.

Ms. Regina Ecklund volunteered to represent the Boca Teeca Community at the District meetings to provide community input in the development of the Ocean Breeze property. She noted disappointment that the Ocean Breeze 3 corners RFP was rejected, an 18-hole course has been abandoned, questioned how the call for proposals for the Ocean Breeze property will be communicated, and asked that the Jeffrey Street issue be resolved because Boca Teeca residents are strongly against it.

The following people called into the meeting during public comments:

Mr. Rick Heard reviewed the positives and shortcomings of Boca Country Club as the new Boca Municipal golf course and what it could mean for golf and other recreational activities at Ocean Breeze. He supports a large-scale driving range and Golf Learning Center on the northwest property of Ocean Breeze and a 9-hole executive course on the northwest and southwest property allowing sufficient space to include a large-scale pickleball center, community center, a fieldhouse, a passive park of fishing ponds, and a mountain bike course at the Ocean Breeze property.

Mr. Raul Travieso requested that the District consider building a 12 court, lighted, covered pickleball complex at either the Ocean Breeze property or the Spanish River Athletic Complex in the future to accommodate the growing sport of pickleball.

Mr. Robert DuKate encouraged the District to work on the entrance to the Boca Teeca area and to hire a consultant to help design a world-class park at Ocean Breeze that everyone could benefit from.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the minutes of the Regular “Hybrid” meeting held on November 16, 2020, at 5:15 p.m.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Ocean Strand Change Orders

Executive Director Harms recommended the following change orders for the Board’s consideration:

Invasive Clearing in Central Hammock for \$82,750:

- A slight shift in the ADA pathway is needed due to an unknown slope that was recently discovered.
- Removal of the remaining Brazilian Pepper Trees in the central portion of the hammock to prevent further growth in the area.

Invasive Clearing South Property Line for \$93,300:

- Removal of invasives on the south side of the park and the implementation of a landscaping buffer and temporary irrigation.

Invasive Clearing North Property Line for \$136,500:

- Removal of invasives on the north side of the park and the implementation of a landscaping buffer and temporary irrigation.

Ms. Harms noted that the additional expenditures totaling \$312,550 at Ocean Strand were not contemplated in the approved budget for this fiscal year but they can be accommodated. A budget amendment will be prepared to depict the change of funds.

Discussion:

Commissioner Ehrnst asked the Board to consider extending the pathway from 6 ft. to 8 ft. wide for an additional estimated cost of \$30,000.

Commissioner Engel suggested that all future projects include a 20%-50% contingency to cover any unknown costs.

Commissioner Rollins would like to open the park up in a safe manner and ensure that the buffer between the north and the south side of the Ocean Strand property prevents access to trespassers going onto the adjoining property.

Commissioner Vogelgesang stated that the Ocean Strand property would not be safe to open with all the invasives and agreed that they need to be removed.

Commissioner Wright would like to ensure that there will be a sufficient buffer for the neighbors on the north side.

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to approve the Change Order's to Ocean Strand , as presented, for a total amount of \$312,550.

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 Ehrnst and seconded by Commissioner Engel to expand the pathway at Ocean Strand from 6 ft wide to 8 ft wide for an additional estimated cost of \$30,000.

Discussion:

Commissioner Wright does not believe that the 2 ft. expansion of the pathway is necessary.

Roll Call Vote:

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

MOTION PASSES 4-1

2. Boca Teeca ILA Amendment

Mr. Jacob Horowitz, District Counsel, provided a proposed ILA Amendment for the Board's consideration. Language was added to the proposed ILA, on page 8 section 6, that states that the City and the District both acknowledge that the property (the westside) must be used for public purposes, as defined by state and federal law, which may include but not be limited to a golf course, may also include allied and appurtenant uses associated with the future use of the properties. The property may not be used for any other purpose during the repayment period of the Bonds and until the maturity date.

Counsel also added specific language in the proposal which would have the City granting the District the exclusive right to enter upon the west side of the property, should it be necessary for the District to develop the east side of the property in the interim and that use, and access would provide specific authorization to the future irrigation and irrigation system on the east side.

Item "G" on page 15 of the proposed ILA, regarding the Inspector General's Office in Palm Beach County and the Palm Beach County Code of Ethics, was not in the current ILA and will be deleted.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to accept the changes to the ILA as presented by counsel and delete item "G" on page 15 regarding the Palm Beach County Office of the Inspector General and the Palm Beach County Code of Ethics. Counsel will coordinate with the Executive Director to transmit the amended document to the City for consideration.

Discussion:

Commissioner Ehrnst thanked Counsel for a great job revising the ILA.

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices totaling \$ 324,772.47.

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

Sugar Sand Park Batting Cages

The Sugar Sand Park Batting Cages bid results will be presented at the December 21, 2020 meeting.

Boca Teeca RFI

The Boca Teeca RFI will be presented for the Board's consideration at the December 21, 2020 meeting.

GBRB&PD Minutes: December 7, 2020

Pipes & Pumping Project

The Pipes and Pumping project is projected to go out in mid-December.

Ocean Strand

Ms. Harms toured the Ocean Strand property virtually with the City's Sustainability Manager, Lindsey Nieratka, who offered insight and support for removing the invasive vegetation. Moving forward, the District will be working with the City to ensure that the property is maintained correctly.

Counsel:

Commissioners:

Commissioner Engel requested that the Boca Raton Beach and Park Foundation be added to the next agenda.

Commissioner Ehrnst expressed kudos to the team working out at Ocean Strand. He believes that it is important to press forward with the whole project but not forget that there will be a long-term plan for the project that includes buffers, recreation, and other items.

Commissioner Rollins asked that Executive Director Harms explore a coordinated effort to maintain the entranceway of the Boca Teeca community which is owned by both the District and the Boca Teeca community and requested that a "Consultant for the Ocean Breeze Charrettes" be added to the next agenda.

Commissioner Vogelgesang requested ideas from the Board to honor former District Commissioner, Mr. Gordon Gilbert, on his 90th birthday; questioned if the cost of the O & M at Red Reef Golf Course would increase now that they are no longer utilizing volunteers; and inquired about the demolition of the maintenance building at Ocean Breeze.

Ms. Harms will reach out to the Fire Department to see if they would be interested in utilizing the building as a training resource before the demolition, obtain estimates for the cost of a split rail fence at Ocean Breeze, and contact the City regarding the demolition of the maintenance building.

FUTURE AGENDA ITEMS:

Sugar Sand Park Batting Cages
Beach & Park Foundation
Boca Teeca RFI
Consultant for Ocean Breeze Charrettes

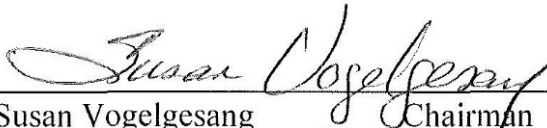
ADJOURNMENT:

<p><u>MOTION</u> was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 6:23 p.m.</p>


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