

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
April 18, 2022

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 Erin Wright at 5:15 p.m.

COMMISSIONERS PRESENT:

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

CHANGES TO AGENDA:

A public comment session was added after the Miller Legg presentation.

PUBLIC REQUESTS:

Mr. Greg Galanis commented on the survey process and noted that golf is a top priority. He requested that there be a quality short course, a lighted driving range and practice facility, a putting course, and a teaching/learning center as golf and noted that golf is a significant revenue-producing item.

Ms. Regina Ecklund expressed her thoughts on a recent news article and noted that the Boca Teeca community will continue to voice its concerns for safety, security, privacy, and the impact any plans will have on their community.

Mr. Harold Chaffee believes that the people who show up to meetings to support golf show more of a commitment to the process. He clarified that the people in Boca Teeca did try to help with the San Remo situation, and they were asked to step out because they were interfering with the plan.

Ms. Jackie Glissman is very concerned that people access the golf course with trucks and shoot at iguanas and birds with rifles. She requested that a stronger fence and no trespassing signs be placed around the lake on the golf course for additional security.

Ms. Maryanne Whitfield commented on the demographic changes at Boca Teeca. She suggested developing the plans using her smart growth principles.

Mr. Anthony Cil Ciliberti expressed his concerns about the deed restrictions at Boca Teeca and requested that they be addressed properly.

Mr. Rick Heard reminded the Board that he sent an RFI proposal a year ago that would fit all the items that are in the Miller Legg proposal.

Mr. Robert Dukate thanked the Board for all the improvements made on the Boca Teeca property. He noted that the City will need to approve the golf course and inquired how high the nets would be on the golf course for the driving range.

Mr. Dave Bracknell advocated for a disc golf course at Sugar Sand Park.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the minutes of the regular meeting held on April 4, 2022, 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. Miller Legg Presentation- Update on the Boca Teeca Master Plan

Mr. Mike Kroll and Luidmila Fuentes from Miller Legg gave a presentation on the conceptual Master Plan alternatives for Boca Teeca which were gathered by assembling information from City Council members, District Commissioners, District RFI's, the Recreation Department, the Need's Assessment, public workshops, the Golf Association/Keep Golf in Boca, and statistical and open link surveys. Mr. Kroll noted that this is the programming part of the master plan, as the process continues, they will determine which elements will fit on the site, the cost to build them, and what partnerships or funding will be available to help.

Public Comments were reopened at 6:13 p.m.

Ms. Donnie Provenzano inquired if there was money to support the ideas presented and if the District had City approval to do so.

Ms. Jackie Glissman asked the Board to consider the homeowners when deciding which elements are chosen and where they will be developed.

Mr. Greg Galanis inquired if Miller Legg knew the cost of developing the property and the potential revenue associated with each category. He mentioned that he had a recent conversation with Mr. Ahnell from the City, and he stated that the City is open to all recommendations from the District.

Mr. Harold Chaffee believes that the presentation was well represented and that more meetings will be needed to narrow down and finish the plan.

Mr. Angelo Sands inquired how the categories and data were weighted to reach the results provided by Miller Legg.

Mr. Anthony Cil Ciliberti requested that the deed restriction be addressed in writing and that the Boca Teeca residents be addressed at a meeting.

Mr. Harold Chaffee provided his thoughts on the deed restrictions.

Ms. Regina Ecklund hopes that the Commissioners and Miller Legg will make the golf course a priority because they will not have the opportunity to acquire the open land in Boca again.

Ms. Leigh Ann Weatherford suggested using the Yamato scrub area for a dog park.

Ms. Leslie Roth requested that the homes on the golf course have a buffer zone. She does not support having large sports groups, bright lights, or picnic pavilions.

Mr. Robert DuKate inquired again about the height of the nets or poles that would be adjacent to the golf course.

Ms. Juliette Phelps inquired if a noise wall would be placed next to I-95.

Ms. Sandra Mueller questioned where the parking will be, what the cost of the project will be, and how it will be funded.

Public Comments were closed at 6:45 p.m.

Discussion:

Commissioner Wright was happy to see that multi-use trails and greenspace were part of the results from Miller Legg. She believes that more discussion will be needed regarding pickleball and a dog park.

Commissioner Engel was gratified to see the variety of different activities and understands that it will need to be narrowed down. He suggested that the golfers talk to the City Council to express their desire for golf at Boca Teeca.

Commissioner Rollins commented that the project will need to be phased in and that other facilities may be able to accommodate some of the components that were discussed. He supports the possibility of having a public-private partnership and he is sensitive to the neighbor's concerns regarding the placement of the components chosen. He supports golf at Ocean Breeze and believes it makes financial sense to generate revenue to keep costs down.

Commissioner Vogelgesang supports golf and believes it will generate income that could pay for some other amenities. She mentioned that there may be other options such as naming rights, and organizations or universities that can help so it is not all taxpayer-generated funds that will be used.

Commissioner Ehrnst stated that a golf component will have to complement the city's course so that the two do not compete. He would like to find a common area with the city and work together on it. He believes that whatever is done at Ocean Breeze will enhance the homeowner's values and that all ideas for the project should be reasonable, rational, and financially sustainable. He mentioned grants, community partnerships, and the need for shelter, parking, and restrooms.

Mr. Goren, District Counsel, gave a brief review of the Ocean Breeze Interlocal Agreement and how the District acquired the property by deed. It is their legal opinion that the District is not legally bound by the deed restrictions and that the property may be utilized by the District for a public purpose beyond the limitations set forth in the declarations. He also reviewed the Attorney General's opinion stating that the District may not sell, lease, or otherwise convey real property that it owns.

2. Additional Work- Patch Reef Park Pickleball & Tennis Renovations

Executive Director Harms presented two Additional Services Agreements with Calvin Giordano & Associates for the Board's consideration. One for the design services for Patch Reef Park Courts Drainage Improvements for \$21,785.00 and one for the design services for Patch Reef Park Courts Parking Improvements for \$44,864.00.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve up to \$66,649.00 for the Calvin Giordano Additional Services Agreements for the Patch Reef Park Pickleball Courts Drainage Improvements(\$21,785.) and the Patch Reef Park Courts Parking Improvements (\$44,864.).

Discussion:

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 Rollins to approve the payroll and invoices as presented, totaling \$70,456.05

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:

Grant Writer

The Grant Writer RFP responses are due this Friday, April 28th at 1 p.m.

Audit FY2021

The audit is expected to be finalized in the coming weeks.

YMCA

The YMCA has been given keys to the community center at Patch Reef Park to set up for the summer camps.

RFPs

The RFP for Carousel work at Sugar Sand Park and the RFP for the Lighting and Resurfacing Project have been advertised and are due back in May.

Gumbo Limbo Restroom Design

The restroom design at Gumbo Limbo is 90% complete. The accessibility to the facility has been put on hold until the parking issues can be addressed all at once.

The Red Reef South Restroom Renovation

The Red Reef South Restroom Renovation will go to Council for approval on April 26th.

The Red Reef Pavilion

The Red Reef Pavilion should go before Council for approval in May.

Pipes & Pumping Project

The watering line and the main seawater line have been installed and pipe fusing is scheduled to start in early May. The project is scheduled for completion in late summer 2022.

School District Projects/Partnership

Commissioner Ehrnst recommended adding the School Board Project/Partnership to a future agenda for discussion.

District Counsel:

Mr. Goren reported that the analysis for the salary benchmarks will be ready for the next meeting and recommended that the Public-Private Partnership Memorandum that was issued last year be resent to the Board.

Commissioners:

Commissioner Engel thanked Miller Legg and the public for their participation and looks forward to completing the Ocean Breeze project.

Commissioner Ehrnst commented on the accuracy of the payroll calculations and suggested going out for an RFP for payroll processing services. He inquired about the canopies and the new surface being tested at the roller rink at Sugar Sand Park and will schedule a walk-through at Sugar Sand Park with Mr. Bracknell to explore the possibility of disc golf. He commented on the security and the need for signage at Ocean Breeze.

Commissioner Rollins asked staff to investigate a way to deter trespassing and prohibit vehicles from entering the Ocean Breeze property. He inquired about the status of the roof at Sugar Sand Park and commented that the City has a map of the environmentally sensitive areas at Sugar Sand that could be used when investigating disc golf. He noted that one of the fields at Sand Pine Park opened. Commissioner Rollins recommended that Commissioner Ehrnst consider running for the available City Council seat.

Commissioner Vogelgesang inquired about a District investment policy and the District's possibility of acquiring I Bonds. She asked if Gumbo Limbo will be impacted when the Loggerhead Marine Center closes and requested a follow-up report.

Commissioner Wright thanked Miller Legg for their presentation and for answering the questions from the public.

FUTURE AGENDA ITEMS:

Salary and Benefits Analysis
Ocean Strand Operational Costs

GBRB&PD Minutes: April 18, 2022

Grant Writer Recommendation
Gumbo Limbo Tower Project and ADA parking
School District Projects/Partnership
RFP for Payroll Processing Company

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to adjourn the meeting at 7.42 p.m.

Discussion:

Roll Call Vote:

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

MOTION UNANIMOUSLY APPROVED


Erin Wright Chairman


Craig F. Ehrnst Secretary-Treasurer