

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF**  
**THE BOARD OF COMMISSIONERS**  
July 24, 2023

The MEETING occurred at the Swim & Racquet Center and was conducted virtually through Zoom. 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:**

**PUBLIC REQUESTS:**

*Mr. Dave Bracknell* advocated for disc golf at Sugar Sand Park and offered his help or services to facilitate the project.

*Mr. Cil Ciliberti* suggested revamping the North Park name to include North Park East and North Park West or (the new) Ocean Breeze at North Park.

**APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:**

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting held on July 10, 2023, at 5:15 p.m.

Discussion:

The following amendment will be made to agenda item #1 - Cell Tower at Sugar Sand Park under the "Discussion" section:

"Commissioner Ehrnst expressed support for exploring all options related to installing a cell tower within Sugar Sand. However, Commissioner Ehrnst objected to the appearance, location, and providing Hahn Towers a single-source the cell tower award without exploring competitive alternatives, typically awarded through an RFP process. The presenter, Mr. Hahn, indicated he would not participate in an RFP process."

**An Amended MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to approve the minutes of the regular meeting held on July 10, 2023, at 5:15 p.m., as amended.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. SSP Fieldhouse Chiller & Pumps Infrastructure**

After examining the roof at the Sugar Sand Park Fieldhouse as a part of its design proposal, CGA noticed the dilapidated condition of the chiller and pumps support infrastructure. Both CGA and Municipal Services staff agree that the infrastructure needs to be corrected before

the new equipment is installed. It was agreed that the best plan of action was for CGA to design the chiller pump infrastructure using the specifications provided by the city.

The Board’s consideration was requested to move forward with the Additional Services Agreement with CGA to design and bid the infrastructure for the Chiller/pumps. The cost to design the infrastructure is \$38,444.25.

**MOTION** was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the \$38,444.25 work order for CGA to proceed with the design of the Chiller /Pumps infrastructure and to give the Executive Director authority to approve additional work if needed, up to \$5,000.

**Discussion:**

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**2. CGA Additional Services Agreement -SRC**

Executive Director Harms presented an Additional Services Agreement with CGA to prepare the as-built drawings for the electrical work for the Swim & Racquet Center Lighting & Resurfacing Project. These drawings were not included in the original Scope of Work and are needed to close out the electrical permit. The amount of the work order is \$4,947.00.

**MOTION** was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the CGA work order to prepare the as-built drawings for \$4,947.00, as presented.

**Roll Call Vote:**

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

**MOTION UNANIMOUSLY APPROVED**

**3. City Budget Request 2024**

Executive Director Harms asked the Board for consensus to utilize the proposed City budget as presented (\$27,592,800) in preparation for the District Budget discussion at the next meeting. It was her recommendation to leave off the request for the Spanish River Maintenance Facility for \$83,300 and plan for that number as the District budget is determined based on the tentative millage rate. The District budget will not be approved until the Final TRIM Hearing on Budget & Taxes in September.

Discussion ensued.

The Board agreed to remove the Spanish River Maintenance Facility and conceptually agreed with the general nature of the proposed city budget.

#### 4. District Budget

Executive Director Harms reviewed the following projects recommended for maintenance and the continued operation of District facilities:

- \$2,000,000 – Sugar Sand Park Roof Replacements (field house, quad, duplex, guard house, family pavilion.)
- \$150,000 – Patch Reef Park roof replacement design (concessions, officials)
- \$500,000 – Sugar Sand Park Field House Generator
- \$100,000 – Swim & Racquet Center pool resurfacing design
- \$450,000 – Sugar Sand Park Column Repair

The following are additional projects that are recommended to develop recreational amenities for residents:

- \$1,250,000 – Shade coverage (TBD)
- \$2,500,000 – Patch Reef Park playground renovations (currently in design)
- \$3,000,000 – North Park project allocation

The current total of District CIP projects: \$9,950,000

Additional budget allocations include:

- \$300,000 – Annual beach renourishment fund
- \$400,000 - FAU Field rentals
- \$2,514,000 – Community Redevelopment Agency contribution (based on current millage rate, subject to change)
- \$1,870,000 – North Park Bond Pay Off Sinking Fund
- \$2,800,000 - District Operation Expenses (salaries, insurance, legal fees, marketing, independent contractors, and maintenance of North Park)

Current for CIP and additional budget allocations: \$17,834,000

Discussion ensued.

The Board agreed to use the recommended projects to prepare for the District budget discussion.

#### 5. Set Tentative Millage Rate

In accordance with the Florida Department of Revenue's Truth in Millage (TRIM) Compliance process, the District must establish a proposed tentative millage rate by August 4, 2023. The final millage rate, which is determined in September, cannot exceed the adopted tentative millage rate, but it can be lowered. Executive Director Harms presented a table of various millage rates for the Board's consideration.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Vogelgesang to set the Tentative Millage Rate to 1.08 Mills which is the same rate going forward in the next fiscal year for the Beach & Park District. The First Public Trim Compliance Hearing on the Tentative Budget and Proposed Millage Rate will be held on September 5, 2023, at 6:00 p.m. at the Swim & Racquet Center.

**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 Engel to approve the payroll and invoices as presented totaling \$357,636.66.

**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:**

**Patch Reef Park Pickleball Operator**

The proposals for the operator of the new pickleball facility are due back Thursday, July 27, 2023.

**North Park Racquet Sports Facility Proposals**

The District received proposals back for the Racquet Sports Facility at North Park. This will be added as an agenda item at the next meeting.

**Patch Reef Park Pickleball Facility Project**

As part of the site plan approval for the project, District staff and members of CGA will be attending the Environmental Advisory Board meeting Thursday, July 26th, and the Planning & Zoning meeting on August 3<sup>rd</sup>.

**District Counsel:**

Mr. Goren, District Counsel, noted the lack of response from the legal counsel for J.J. Morley, the company that was granted the Temporary Construction Easement (TCE) at Ocean Strand. According to the TCE, J.J. Morley is required to replace the vegetation and asphalt path at Ocean Strand, which has not been done. Counsel will work with the Executive Director on a Notice of Default to send to JJ Morley's legal counsel. Mr. Goren's office will also work on providing the title information for the east side of North Park for the Lake Worth Drainage District.

