

BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SWIM & RACQUET CENTER, 21618 ST. ANDREWS BOULEVARD, BOCA RATON
March 2, 2020

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 A. Wright

CHANGES TO AGENDA: Item #3- Sugar Sand Park Bleachers was moved to item #1 and Ocean Strand was moved to Item #3.

PUBLIC REQUESTS:

Dr. Jodi Forstot, representing Boca Hoops youth basketball program, thanked the District for the use of the field house located at Sugar Sand Park. He mentioned that the bleachers are old and in need of an update and requested that the bleachers be replaced by the end of August for the start of the basketball season. He also noted that the tape used to outline the pickleball courts removes some of the varnish which could be detrimental to the floor.

Mr. Greg Galanis, representing the Boca Golf Association, stated that the members of his association feel frustration, anger, and disappointment that it has been 2.5 years and that over 10 million dollars of taxpayer money has been spent and they are still waiting on a design approval from the City. He suggested that City and District staff work together to find the path forward.

Mr. Harold Chaffee, president of Keep Golf in Boca, requested updates on the design approval for the golf course and the Attorney General's response to the District's ability to convey or lease property.

Mr. Tom Thayer invited everyone to attend the Federation of Homeowners Association on March 3, 2020, at 8:30 at the Downtown Community Center, Silver Palm Room.

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 March 2, 2020, at 5:15 p.m.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Sugar Sand Park Bleachers

Melissa Dawson, Facilities Manager, requested that the bleachers at the Sugar Sand Park Field house be replaced to bring them up to safety code standards and reduce the wear and tear on the gym floor. Ms. Dawson stated that \$150,000 was set aside in FY 2020 budget for this project and an RFP was advertised with two responses: SSE & Associates for \$146,800 (no motorization/has removable guards) and Gulfstream Athletic Supply for \$125,335 (with motorization and removable guardrails). After reviewing the bids and checking references, Ms. Dawson recommended Gulfstream Athletic Supply.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to accept and award the business to Gulfstream Athletic Supply for new bleachers for a total cost of \$125,335; pending validation of the warranty and ensuring it is comparable to industry standards.

MOTION UNANIMOUSLY APPROVED

2. NGF Report of Phasing

Mr. Richard Singer, from NGF Consulting, reviewed the sequencing options for the development of the Boca National Golf Course. He recommended the following:

Option B- Developing an 18-hole champion golf course on the west side of the course, which would provide a stronger revenue return to the District. He proposed opening the first 9-holes on the west side in early FY2022 (October 1, 2021) and having a full 18-hole championship course in operation as early as FY2023 (October 1, 2022). Followed by all east side elements opening in FY2024. Under this option, the facility would have a championship 18-hole course open first but no driving range, lesson center or putting course until FY2024 and tunnel by January 2025 or earlier. It was noted that the sequence options are a derivative of the District's budget constraints that prevent all elements from being constructed simultaneously and then opened together.

Discussion ensued regarding fees, annual passes and the start of the superintendent position (the summer before the opening of the first 9 holes was recommended).

Ms. Harms noted that the District received a letter back from the Deputy City Manager on February 21, 2020, asking for clarification on budget items and the design of the golf course. Ms. Harms provided the City with the answers to its requests on February 26, 2020, and extended the City an additional 30 days in which to respond from this date.

3. Ocean Strand

Commissioner Ehrnst suggested formalizing the opening of Ocean Strand; developing a short and long-term plan with community input and guiding principles; ultimately engaging a professional and allocating design funds to develop a park.

Commissioner Rollins stated that safety aspects; the park's operational issues; and the neighbors all need to be considered.

Commissioner Engel suggested appropriating the funds needed to get the project started by adding a line item in the budget.

Commissioner Vogelgesang proposed that members of the community might want to volunteer for community service hours.

A MOTION was made by Commissioner Wright and seconded by Commissioner Engel to put aside \$75,000 to open Ocean Strand within six months with a simple plan that would include a walkway to the water; possible soft launch for kayaks; a few benches and restroom facilities, and to discuss with the City the safety issues and operational issues to get it open.

Discussion:

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Commissioner Ehrnst recommended amending the motion to include a long term, multi-year plan for Ocean Strand with community input.

AN AMENDED MOTION was made by Commissioner Wright and seconded by Commissioner Engel to put aside \$75,000 to open Ocean Strand within six months with a simple plan that would include a walkway to the water; possible soft launch for kayaks; benches and restroom facilities, and to discuss with the City the safety issues and operational issues to get it open. The long-term, multi-year plan for Ocean Strand would include forming a designated team (a District Commissioner and a member of City Council) and work with the community to develop the Ocean Strand property as a park under the following guiding principles: preserve its natural beauty and environment; address the community's needs including the Needs Assessment Survey results; make it a model that would generate revenue and be self-sustaining; and have the Board of Commissioners provide recommendations for a long-term plan with community input.

MOTION UNANIMOUSLY APPROVED

Commissioner Rollins suggested making a motion or a resolution to send a solid message that the District will not sell the Ocean Strand Property.

MOTION was made by Commissioner Rollins that the District will 1.) maintain in perpetuity the Ocean Strand Property as recreational property and that it not be offered at any time for sale and 2.) Consider amending its Enabling Legislation to say that property acquired by the District cannot be sold unless there is a public referendum.

Chairman Vogelgesang passed the gavel to Vice-Chairman Wright.

Commissioner Vogelgesang stated for the record that the rumors that she wanted to sell the Ocean Strand property were not true.

Discussion ensued.

AN AMENDED MOTION was made by Commissioner Rollins and seconded by Commissioner Vogelgesang to authorize counsel to prepare a declaration document which, in perpetuity, declares the Ocean Strand property not for sale and only for open space, public use and for recreational purposes.

The Declaration will be endorsed at the next meeting on March 16, 2020.

MOTION UNANIMOUSLY APPROVED

Vice-Chair Wright relinquished the gavel to Chairman Vogelgesang.

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the payroll and invoices totaling \$ 71,409.15.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director:

Proposed Traffic Signal Easement at Sugar Sand Park

The Proposed Traffic Signal Easement at Sugar Sand Park will be placed on the March 16, 2020, agenda.

Gumbo Limbo Funicular Project

A revised MOU was sent to the Friends of Gumbo Limbo extending the memorandum by the requested 60 days. A meeting is scheduled on March 5, 2020, with the donor, the Friends, and the City to review the line items of the funicular and decide on which option will be used to make the tower A.D.A. compliant.

Pipes & Pumping Project

The City has not yet gone out to bid for the Pipes and Pumping project. The project is expected to start sometime this year and will not be completed until the next fiscal year. Pricing will be determined when the bids come back. Ms. Harms hopes to have an update soon.

District Counsel

Attorney General Request for Information on the District's Ability to Lease or Convey Property

The request went out on February 5, 2020; the Attorney General requested that counsel provide supplemental information; a response is not expected for several months.

Commissioner Ehrnst stated that the reason he supported the request for information from the Attorney General was strictly in the context of programming and possibly to generate revenue at the hotel site at Boca National in the future.

Commissioners

Commissioner Ehrnst attended the El Rio Park opening and said it was very well received by the community and a magnificent addition to the City of Boca Raton; Dr. Dennis Frisch, Chairman of the Parks and Recreation Board, said its Board would be willing to participate in the design development of Ocean Strand.

Commissioner Wright announced that she is having second thoughts on whether the District should proceed with getting a credit rating and asked for clarification regarding a police report that was filed by another Commissioner after the Joint meeting on November 12, 2019. Discussion ensued.

Commissioner Vogelgesang attended the turtle release on February 27, 2020, where Mr. John Holloway, Executive Director of the Friends of Gumbo Limbo, released "Peter Parker" the turtle that was brought in the day Mr. Holloway started his position with the Friends; she noted that the Tom Cup was a huge success and inquired how the District, City, and the State will address the Coronavirus.

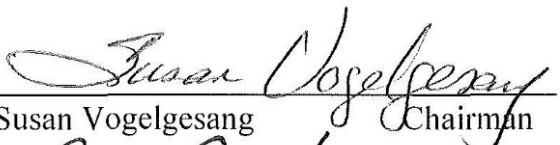
FUTURE AGENDA ITEMS:

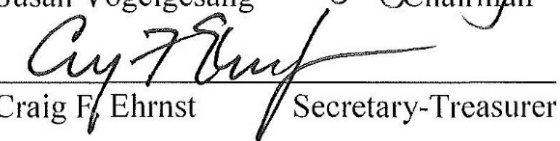
Traffic Signal
FAU Agreement
CRA

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at 7:05 p.m.

MOTION UNANIMOUSLY APPROVED


Susan Vogelgesang Chairman


Craig F. Ehrnst Secretary-Treasurer