

**GREATER BOCA RATON BEACH & PARK DISTRICT**  
**MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL**  
**May 19, 2014**

The MEETING was called to order by CHAIRMAN Vogelgesang at approximately 5:15 p.m.

**COMMISSIONERS PRESENT:** Steven M. Engel  
Dennis R. Frisch  
Robert K. Rollins, Jr.  
Earl L. Starkoff  
Susan Vogelgesang

**CHANGES TO AGENDA:**

Under Regular Business, item number two will be addressed as the first item of business.

**PUBLIC REQUESTS:**

Tom Thayer

4821 N. Dixie Highway, Boca Raton

Referring to the Red Reef Park Project, Mr. Thayer suggested the following: 1) that consideration be given to an ocean front dining facility utilizing the existing parking; 2) placing floating docks in the lagoon area to provide an additional boating destination and 3) the sea grapes along the seawall are overgrown and require maintenance.

Commissioner Starkoff felt it would be helpful if individuals who make public requests identify their residential address.

Mr. Koski advised that if an individual wishes to protect their right to privacy and not give their residential address, it would be appropriate for the individual to state that they live within the District, in the City, or outside the City but within the District.

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

For clarification purposes, the following changes were recognized:

Commissioner Rollins stated that the word “formed” in the first sentence on page two, item number one under Regular Business should be replaced with the word “convened”.

Commissioner Starkoff stated that his comment under Regular Business item two, paragraph four should read: “Commissioner Starkoff felt that the rights of “property owners” (taxpayers, not residents) needs to be addressed”.

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Starkoff to approve the minutes of the regular meeting of May 12, 2014 as amended.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**2. Approval of Amendment to Motre' Agreement**

Mr. Koski furnished the subject agreement which insures that Certificates of Insurance provided by Motre' will name and contain the name of the District as an additional insured. He recommends approval.

**MOTION** was made by Commissioner Rollins and seconded by Commissioner Engel to execute the Amendment to the Motre' Agreement.

**MOTION UNANIMOUSLY APPROVED**

**1. Discuss Resident/Non-District Policy Decision**

The Board initiated discussion on the definition of "who is a resident" and "who is a non-resident." The current definition of a non-resident is any one that does not contribute to the tax revenue of the District. The bulk of District revenue comes from real estate taxes. The demographics of the District and the distribution of tax revenues were provided: 75% is received from residential property; 25% is received from non-residential property. The assessed value of property within the District is \$22 billion.

The City publicizes its parks and beaches to attract businesses to the area. Based upon that representation, it needs to be determined if it is appropriate to offer those in the non-residential category (commercial property/business owners who employ people who may or may not live in the District or City) the same use of District facilities that is currently offered to residents. Whether business owners should receive equitable benefits consistent with the contribution they make to District tax revenues needs to be addressed. Determining the appropriate definition of "who is a resident" will assist the District in addressing issues such as whether, or how much, fees should be for residential and non-residential participation and usage; the scheduling of usage at existing facilities; and determining the need for additional facilities. The Board will endeavor to adopt a policy to present to City staff and the Boca Raton City Council for consideration. Discussion focused on all amenities (parks, beaches and athletics) in an attempt to establish a policy that is reasonable, just, equitable and non-arbitrary.

Commissioner Starkoff is pleased that the contributions of commercial property/business owners to the community, and how the economic impact contributes to the City relative to parks and beaches, is being considered. He reminded the Board of one of the District's mantras "Building Community in Boca Raton" and suggested keeping that perspective of what builds the community.

Commissioner Rollins remarked that residents have questioned the need for more ball fields instead of more leisure/passive activities for seniors. He expressed concern about the impact that employees of City/District businesses would have on facilities.

Commissioner Engel stated that parks and beaches enhance property values. No distinction should be made between an employer who locates to Boca Raton and leases his facilities, and the employer who builds or buys his facilities.

Commissioner Frisch felt that verifying the employment of local employees would be challenging. If a team is sponsored by an employer and the employees want to play on the team that is one thing, but if 800 live outside the District, the “peak” usage becomes unmanageable. Under the current system, if someone identified themselves as a resident of the District, or as an employee of a company in the District, they would all be counted as residents for the purposes of determining percentages of teams and percentages of residents.

Commissioner Starkoff recognizes that we have community based volunteer organizations and corporate based organizations and that they should somehow be woven into the community to “build community”.

The Board concurred that there is a need for more reliable data to analyze the issues and possibly lead to some written policy. The data gathered will include a census provided by Mr. Gomez and information relative to all of the issues discussed.

**APPROVAL OF INVOICES:**

Commissioner Starkoff furnished a revised invoice disbursement list totaling \$29,673.92.

**MOTION** was made by Commissioner Starkoff and seconded by Commissioner Rollins to approve the invoices as presented totaling \$29,673.92.

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**

*Agronomist Report*

Mr. Koski provided the final report from Dr. Busey. Once the City has had an opportunity to review the report, Mr. Koski will meet with Mr. Gomez to see if there are any improvements that can be made in the manner of operation.

Commissioner Rollins stated that the report indicates that even with the amount of usage the fields have on them, they are still in excellent shape. It appears that the District is getting its facilities managed to the degree that they can handle the activity that takes place on them.

Commissioner Starkoff stated that the over-scheduling of fields is an issue that needs to be addressed. He would like to expedite the process to proceed with Phase II as one of Dr. Busey’s recommendations was that more fields were needed to solve some of the problems. During the budget process, an RFP should be considered to engage an independent consultant for additional maintenance guidance. If additional equipment is required, it should be included in the CIP.

Commissioner Rollins requested the City’s input on a suggestion in Mr. Busey’s report to square off the outfields to obtain more rectangles. Two different types of lighting should also be explored.

**District Counsel - None**

**Commissioners**

### *Don Estridge Middle School*

At the request of Commissioner Frisch, Mr. Koski will meet with City staff regarding the relationship and lack of cooperation with Don Estridge school officials.

### *City Goal Setting*

Commissioner Frisch noted that one of the City's goals is to establish a better working relationship with the District. Mr. Koski encouraged the Commissioners to have direct lines of communication with elected City officials. A joint City/District meeting in October is envisioned.

### *Beach Restoration*

Mr. Koski was advised by Jennifer Bistyga of the City's Municipal Services Department, that it does not appear that the central beach project (southern end of Red Reef to the Boca Raton inlet) will go forward this year. If it does not occur in November 2014, it will be scheduled for November 2015.

### *DeHoernle Park – Phase II*

Mr. Koski is currently awaiting a City review of the maintenance facility. Once that facility has been approved by the City, the interlocal agreement will be prepared for review. Motre' the consultant engaged for the Patch Reef Park Project, will furnish a report on the issue of artificial turf vs. natural which will be considered in the preparation of the Phase II interlocal agreement. The site plan will then be submitted to the City for review.

### *Patch Reef Park*

Commissioner Rollins suggested that Motre' evaluate the use of food trucks in the park to determine if opportunities exist to better enhance food service in the park.

Commissioner Starkoff would also like Motre' to investigate areas where food trucks could park without interfering with ingress/egress.

### *Ocean Strand*

Commissioner Rollins remarked that the mangroves at Ocean Strand need to be maintained as they are obliterating the seawall.

### *Miller Legg Agreement*

Commissioner Vogelgesang inquired about the status of the Miller Legg Agreement. Mr. Koski stated the he was advised by Mr. Gomez to proceed without any input from the City. This item will be placed on the June 2<sup>nd</sup> agenda.

### *Gumbo Limbo Pumps*

Commissioner Vogelgesang asked about the status of the pumps. Mr. Koski advised that to move the project forward, the District will have to take over the entire project. As time is of the essence, he will provide a recommendation on an emergency basis to select an engineer rather than issue an RFP.

### **FUTURE AGENDA ITEMS:**

June 2 – Commence Budget Discussions

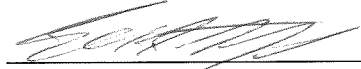
- Discuss Resident/Non-District Policy Decision

**ADJOURNMENT:**

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Rollins to adjourn the meeting at 6:45 p.m.

**MOTION UNANIMOUSLY APPROVED**

  
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Susan Vogelgesang                      Chairman

  
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Earl L. Starkoff                      Secretary-Treasurer