

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL, BOCA RATON
October 26, 2015

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: None

PUBLIC REQUESTS:

Gabriel Banfi

2121 North Ocean Blvd., Boca Raton

Mr. Banfi informed the Board that despite the placement of two huge boulders on the east side of A-1-A to prevent illegal parking/beach access, individuals are still gaining access and they are disruptive. He noted that there is a well-built stairway on the east side of A-1-A to access the beach. Mr. Banfi requested that the Australian Pines/exotic vegetation along the Boca Towers legal easement for beach access be trimmed or removed as they could present a hazard. He documented the issues he referenced on his cell phone.

Hylton Wynnck

8564 Boca Rio Drive, Boca Raton

Mr. Wynnck gave a brief background of his affiliation with the Soccer Association of Boca Raton (SABR). He commented that with the proliferation of youth teams in all sports, plus school requirements and the addition of adult groups, it is very difficult to get a field allocation. He observed that over the years, five fields (one at El Rio Park and four at DeHoernle Park) have been added; however, two fields at Henderson have been lost, and there is the possibility of the two Glades Road fields being given to FAU Intramural sports. He stressed that with the increase in population, the condition of existing fields, and the potential loss of some fields, there is a need for additional field space "sooner rather than later". He questioned the timeline and status of when the DeHoernle Park Phase II interlocal agreement would be signed with the City.

Mr. Arthur C. Koski, Interim Executive Director, advised that in early July, the City was provided a draft of the DeHoernle Park Phase II interlocal agreement. At a Board meeting in September, City staff advised that the agreement would be available in two weeks. It has been explained that both the DeHoernle Park Phase II Interlocal Agreement and the Beach Renourishment Interlocal Agreement are with the City Attorney or City Manager. To-date, the District has not received either agreement from the City. City staff has been asked repeatedly when the agreements would be available and no significant date or information has been provided. On October 28th, Mr. Koski will meet with the Boca Raton City Manager at which time further information regarding the agreements may be available.

Joe Pedalino

2121 North Ocean Blvd., Boca Raton

Mr. Pedalino attended the Boca Raton City Council workshop today and advised that one of the items discussed was a comprehensive waterfront plan. He cautioned the Council not to have any comprehensive water use plan without reaching out to the District as they are a large waterfront stakeholder. To leave the District out of the discussions would make the comprehensive plan “inconclusive” or “inadequate”. The District should be an equal partner in the development of the plan. In addition, he felt that the District should consider meeting with the Council on a quarterly basis.

Commissioner Starkoff stated that he would like Mr. Koski to discuss the District’s involvement in the comprehensive waterfront plan with the City Manager when they meet on October 28th.

For clarification purposes, Mr. Koski offered the following: The District has been in communication with City staff since mid-August to arrange for a suitable joint meeting date. With regard to a waterfront plan, as a result of the efforts of Martin Siml (Keep Your Boca Beaches Public) the City Council passed an ordinance that the Ocean Strand property should only be used for park purposes.

Sandra Gottfried

11484 Clear Creek Place, Boca Raton

Ms. Gottfried advised that the Advisory Board for People with Disabilities will disband in December or January. Ms. Gottfried and the Board members were instrumental in helping to design the all-abilities playground, and will continue their involvement in the project on an as needed basis.

Jim Miller, President of the Friends of Gumbo Limbo

480 E. Boca Raton Road, Boca Raton

Mr. Miller advised that the Friends has contracted for consulting services to prepare an interpretive plan for the center. The plan will provide a document to outline goals for the center; define themes and messages and make recommendations on how to accomplish the tasks. The plan covers all parts of the center (exhibits or installations are not included). There will be suggestions for restructured or new facilities as a result of the new master site plan. The Friends expects to have possible funding in the 2016 budget for a first implementation step. The final report is anticipated in April 2016.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

Commissioner Starkoff amended his comments on page four, under *Field Schedules* to read as follows: “Commissioner Starkoff requested that the user fee report include the actual practice and game schedules of the youth and adult sports groups by team that use the fields, beginning January 1, 2015 forward and through December 31, 2015”.

<p><u>MOTION</u> was made by Commissioner Engel and seconded by Commissioner Starkoff to approve the minutes of the regular meeting of October 26, 2015 as amended.</p>
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MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Swim & Racquet Center Architect Update

Mr. Douglas Mummaw of Mummaw & Associates gave a presentation on the following on-site buildings:

Maintenance Shed

Proposed is a single story 25 sq. ft. building that will include roll-up doors and a door entryway. The 10 ft. high building will be obscured by landscaping. The building will improve storage space for equipment and pool chemicals. The inside of the managerial trailer will be refurbished and remain on-site.

Tennis Building

The left side of the building is under roof and will be enclosed with a glass wall system. Tennis operations will be moved forward, to utilize the bulk of the existing area as a multi-purpose room. The overhang on the east side of the building will be expanded to create more viewing. Locker rooms will be renovated and one shower will be added. Restrooms will be ADA compliant. The shell of the existing building will be utilized; however, a new enhanced entry feature will be constructed.

Community Building

The building style will be "Old Florida" with an extended entrance canopy. A wrap-around loggia is proposed on the east side. The first floor will all be public usage consisting of three meeting rooms, a manager's office, check-in desk and aquatics operation space. The second floor will house the District's office consisting of three offices, a Board meeting room, lobby/reception area, kitchen/work area and restrooms with a total of 2200 square feet.

Board commentary included investigating the air-conditioning of the maintenance building; develop a plan to replace the managerial trailer on-site with a building; confirm at the Tennis Center that there is adequate space upfront so that staff cannot encroach on the multi-purpose room; determine if any drainage problems exist around the trailer; explore a more durable hip roof design; redesign the portico entrance at the community building to better retain the Old Florida style.

The Board approved the preliminary schematic design presented. Mr. Mummaw will continue with schematic design development incorporating the comments of the Board and other stakeholders. Mr. Zimmer will complete the budget status. The final design will be presented to the Board in January.

Mr. Rick Zimmer of Zimmer Consultants stated that he is developing a demolition plan for the existing Swim & Racquet Center building. A temporary office trailer and portable restroom and shower facilities will be brought on-site for patrons during the reconstruction process. The pool will remain open during the demolition. The Board approved the demolition plan.

2. Approval of Transportation Charge for Explorium Science Exhibit

Mr. Koski recommends approval of the transportation insurance coverage in the amount of \$7,535 to transport the current Explorium exhibit to its next location in January 2016.

MOTION was made by Commissioner Starkoff and seconded by Commissioner Rollins to approve the exhibit transportation insurance coverage cost in the amount of \$7,535.

MOTION UNANIMOUSLY APPROVED

3. Consider Joint City/District Meeting Date

It was the consensus of the Board to pursue a joint meeting with the Boca Raton City Council on Monday, December 7th at 5:00 p.m.

4. Authorization to issue an RFP for design of three artificial surface rectangular fields at Patch Reef Park

This item was deferred until receipt of the DeHoernle Park Phase II Interlocal Agreement from the City.

5. User Fees

Ms. Briann Harms, Assistant Director, gave a presentation on the collection and distribution of user fees at City and District facilities.

Based on the interlocal agreement between the District and Palm Beach County, Commissioner Rollins believes that it is inappropriate for youths that participate in organized sports at Patch Reef Park and live outside of the City or District, regardless of County residency, are charged a non-resident fee, when residents of Palm Beach County do not pay a non-resident fee at the tennis center. He feels it should be emphasized with the City that any other non-resident of the City or the District that lives in Palm Beach County and plays sports at Patch Reef Park should not be charged a non-resident fee.

Mr. Koski advised that the interlocal agreement between the District and Palm Beach County states that all Palm Beach County residents can use the facilities at Patch Reef Park at the same rates, fees and charges. The City has advised that sometime in the past, a verbal understanding was reached whereby the County had no objections to the levying of non-resident fees at Patch Reef Park.

Mr. Koski offered a user policy consideration that the scheduling of events for use on all City and District facilities not be based on a monetary incentive, but based on the availability of fields and in a location that best suits the users of those facilities.

Ms. Harms noted that there is no record of the Board of Commissioners approving fees for District field rentals.

Commissioner Starkoff commented that it costs more to maintain a diamond than a rectangle when participants are using the fields. He would like to know how the rental rates were determined as the City rates are just the opposite. Furthermore, he would like to know if the remaining balance

after fees have been collected and expenses have been paid, equates to the rental fees collected [more or less].

Two types of memberships are offered at the Swim Center: exclusive and dual. Ms. Harms noted that if permits are sold at the Swim Center, the District receives \$85 in revenue and the City receives \$25. If the permits are sold at Meadows Park, the City receives all \$110 of revenue. Approximately 60% of the permits are sold at Meadows Park. Monthly passes are sold at Meadows Park that are accepted at the Swim Center; however, the District does not receive any of that revenue.

At Gumbo Limbo, the District only collects summer camp revenue. All revenue collected from programs and donations are retained by the Friends of Gumbo Limbo

Ms. Harms noted that the City operates some of their camps at Patch Reef Park (including three weeks of extended camp this summer) and no revenues are shared with the District. The District only receives revenue from the Explorium and Gumbo Limbo camps.

APPROVAL OF INVOICES:

<p><u>MOTION</u> was made by Commissioner Frisch and seconded by Commissioner Engel to approve the invoices as presented totaling \$1,286,193.54.</p>
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MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Ocean Strand

Mr. Koski advised that the stairway on the east side of A-1-A at Ocean Strand has been there since the District acquired the property. He will discuss with City staff additional ways to better control access on both the east and west sides of A-1-A.

Gumbo Limbo

Mr. Koski has been advised by the consultants that bid documents for consideration of a segment of the boardwalk will be available for review within the next two to three weeks. Additionally, he recently received a change order from ATM for the short term pump and piping fix for the salt water intake system.

Sugar Sand Park Science Playground

A meeting of all interested parties will be held on November 4th to get the new revised bid documents for the “super structure” approved. Timetable: November 6-Advertise the RFP; December 18–receive bids.

Meeting with City Manager

Mr. Koski will meet with Boca Raton City Manager Leif Ahnell on Wednesday, October 28th. Items of discussion will be the status of the interlocal agreements and to set an agenda for the joint City/District meeting.

District counsel - None

Commissioners

Ocean Strand

Commissioner Starkoff suggested opening up Ocean Strand for passive public usage. For discussion purposes, he would like the short-term/long-term plans for the property placed on a future agenda.

For security purposes, Commissioner Rollins favors active enforcement, along with the removal of exotics from the site.

Commissioner Engel remarked that if there is unauthorized usage of the Ocean Strand property there needs to be some type of active enforcement. He does not want the property to become an eyesore.

Royal Palm Polo Annexation

Commissioner Frisch inquired if the District's Enabling Legislation needs to be amended to annex the Polo property. Mr. Koski responded that the District will need the approval of the Boca Raton City Council in this matter.

Sugar Sand Park Lighting Improvements

Commissioner Rollins requested an update on the status of the subject item at the next meeting.

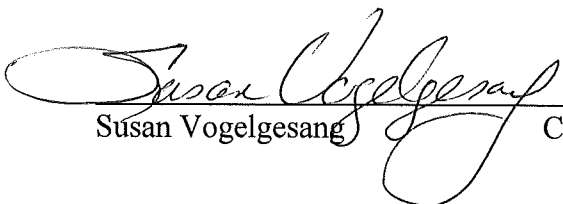
FUTURE AGENDA ITEM

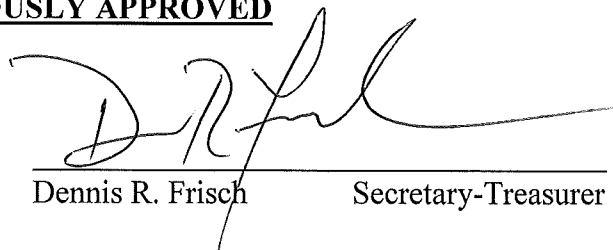
November 2	Approval of ATM Change Order
	Sugar Sand Park Lighting Improvements Update – Zimmer Consultants
	Ocean Strand Discussion
	User Fees

ADJOURNMENT:

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to adjourn the meeting at 7:08 p.m.

MOTION UNANIMOUSLY APPROVED


Susan Vogelgesang Chairman


Dennis R. Frisch Secretary-Treasurer