

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
April 4, 2016, 2016

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. 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:

Tom Thayer

4821 N. Dixie Highway, Boca Raton

Mr. Thayer extended an invitation to attend the April 5th meeting of the Boca Raton Federation of Homeowners at 8:30 a.m. at the Community Center adjacent to City Hall. The agenda is as follows: a presentation by the developers of 200 Mizner; an update by Jennifer Bistyga on the status of the beach renourishment project; and a presentation by Commissioner Starkoff on the acquisition and preservation of beach front property.

Jim Miller

480 E. Boca Raton Road, Boca Raton

Mr. Miller, President of the Friends of Gumbo Limbo advised that turtle season is underway (3 Leatherback turtle nests have been spotted on the beach). Visitation at Gumbo Limbo continues to increase; 27,000+ in March. The Friends are looking forward to the District approving the contract for boardwalk renovations.

Robert DuKate

5351 NW 3rd Terrace, Boca Raton

Mr. DuKate addressed the Board to call attention to the fact that the community is at risk of losing the Boca Teeca Golf Course. The facility is the only public championship golf course within the City limits of Boca Raton. The property encompasses over 190+ acres; foreclosure proceedings were completed last year. He would like the District to explore the preservation of this valuable recreational resource for the residents.

Nancy Hendry

151 N.E. Spanish River Trail, Boca Raton

Ms. Hendry noted that Chairman Rollins met with both Mayor Haynie and the City Manager Mr. Leif Ahnell. She felt that the homeowners attending the Boca Raton Federation of Homeowners meeting would appreciate hearing about what transpired at those meetings.

Commissioner Starkoff stated that he is scheduled to speak before the Federation of Homeowners on the topic of acquiring beach front property and would be pleased to answer any questions at that time.

Ms. Hendry remarked that questions may be raised at the homeowner's meeting regarding Deputy Mayor Robert Weinroth's comments in the Coastal Star suggesting that the Board consider replacing its interim Executive Director.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

Commissioner Starkoff referred to his comments on page 3, the last paragraph under Communication, and requested the following correction: "Commissioner Starkoff stated that ~~the problem with communication is not necessarily a joint meeting~~ a joint meeting is not warranted".

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting of March 14, 2016 as amended

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. District Investment Policy

At the March 14th 2016 Board meeting, Mr. Koski presented a proposal for the adoption of an investment policy for District funds for Board review. The policy is not intended to be mandatory; but permissive in nature. The policy would allow the District the opportunity to take advantage of earning potentially higher interest rates on its certificate of deposits or money market accounts. Mr. Koski explained the mechanism currently in place which insures the safety of District funds. The document was prepared by Mr. Koski and Mr. Timberlake, District Financial Advisor.

Commissioner Starkoff felt that several investment instruments that U.S. Government sponsored agencies list in the guidelines do not warrant the risk versus any reward that could be gained and should be deleted without consideration.

Mr. Koski noted that the type of quality investments outlined in the Investment Policy are "backed by the full faith and credit of the U.S. Government".

MOTION was made by Commissioner Starkoff to accept the Investment Policy as provided by staff with the exception of those instruments identified under "C" and "D" on pages 9 and 10.

MOTION FAILS FOR LACK OF SECOND

Commissioner Frisch supports the District having more investment instruments available rather than less. It is incumbent for the Board to undertake due diligence when an investment is presented.

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to accept the District Investment Policy as presented.

MOTION PASSES 4-1

Commissioner Starkoff opposed the MOTION

Mr. Koski will prepare the qualifications for a Request for Proposals for an investment advisor for Board review.

2. Execution of Gumbo Limbo Boardwalk Renovation Contract

Mr. Koski advised that the District is currently not in a position to execute the subject agreement. The project has been bid, and a low bidder has been identified: Close Construction. Miller Legg is undertaking due diligence on the low bidder. Additional time was incurred due to a structural evaluation of the material proposed by the low bidder for use on the boardwalks. Miller Legg has accepted the material and is prepared to issue a recommendation to the District for the low bidder. City ownership of the property requires that the contract form be reviewed with City staff. An award of the contract is envisioned sometime during the latter part of April.

In an effort to move the project forward, Commissioner Frisch suggested approving the award of the contract with conditions.

MOTION was made by Commissioner Frisch and seconded by Commissioner Starkoff to approve the award of the contract to Close Construction, subject to approval by the City and subject to the receipt of the recommendation from the consulting engineer.

Discussion:

Noting that the period of time saved by utilizing the expedited approval process would only be the two week increment between District meetings, Commissioner Starkoff withdrew his second to the **MOTION**.

SECOND TO MOTION WITHDRAWN

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to award the contract to Close Construction in the amount of \$581,680, subject to the receipt of the recommendation from the consulting engineer to do so, and subject to approval by the City of Boca Raton of contractual documentation.

MOTION UNANIMOUSLY APPROVED

3. Approval of Capital Expenditure Request for A/C Chiller at Sugar Sand Park Community Center

Mr. Koski provided an expenditure request from the City for the purchase and installation of one new chilled water pump and box for the air conditioning system at the Sugar Sand Park Community Center in the amount of \$14,686.87.

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to approve the City's capital expenditure request of \$14,686.87 for the purchase and installation of an air conditioning chiller at the Sugar Sand Park Community Center.

MOTION UNANIMOUSLY APPROVED

4. Consider Agreement Extension for FAU Soccer Fields

Mr. Koski stated that Chairman Rollins received a letter dated March 16, 2016 from Pat Chun, Director of Athletics at FAU presenting an opportunity regarding a long-term extension of the agreement related to the Varsity soccer field. The letter also posed an inquiry as to whether the District would be interested in investing in certain infrastructure [primarily restrooms which currently do not exist at that location; and possibly replacing the bleachers] at the Varsity soccer field.

Commissioner Rollins addressed the need for restroom facilities at the Varsity field site. He stated that there is a possibility that the District may be able to utilize the two athletic fields west of the Varsity field when football moves to the new activity center near the stadium which is anticipated to take place in 2017. If the project goes forward, there is also the possibility of utilizing a small-sized field south of the same fields. He advised that the contract for the Varsity field expires on September 30, 2020.

Mr. Koski believes that there is a good opportunity for mutual benefit; not only to FAU, but also to the participants of the community. Use of these fields would enable the District to provide as many facilities as possible at a very economic rate of usage. With negotiation, there is the possibility to obtain two smaller size fields that would be available to the District.

Commissioner Vogelgesang asked if the contract would be extended at the current rental rate. Mr. Koski responded that discussion about the rates is premature. At the present time, what is being sought is an expression of interest by the District in inquiring further with FAU to extend the relationship for one or more of the facilities.

Commissioner Frisch felt that the rate would be important at the time of the final decision as that would strongly influence his opinion. He would like to see embedded in the contract a sliding scale for reimbursement to the District for restroom and bleacher expenditures if the contract is terminated.

APPROVAL OF INVOICES:

Commissioner Frisch presented a “revised” invoice disbursement list totaling \$74,369.52.

MOTION was made by Commissioner Frisch and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$74,369.52.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Sugar Sand Park Science Playground

Work is progressing on the project; the contractor is doing a good job. Mr. Jim Barretta has provided support to the sub-consultant to satisfy the concerns of the City and has also assisted in expediting the project. At the request of the City, a special Structural Inspector has been engaged. Phase I is on schedule. Concurrently with Phase I, the acquisition of playground equipment through state vendors will be explored.

Acquisition of Beach Front Property

At the City’s request, the District researched and identified all available/vacant ocean front properties in the City for possible acquisition for public recreation. Mr. Koski stated that only one property is

available, and to buy any of the properties, the District would have to pay more than market value; in his opinion, it would not be a prudent expense of public funds. The Board expressed little interest in using tax dollars to buy non-contiguous, or small pieces of property. It was the consensus of the Board to keep the lines of communication open with the property owners as situations may change and opportunities may become available.

Optimization of District Facilities

Mr. Koski is reviewing the issue of District athletic field facilities being utilized to their optimum potential. He wants to ensure that some of the fields are not lying unused for extended periods of time. He will endeavor to see if the District can get some type of policy adopted with the City for “free time” on some of the fields. He will work on a plan with the City for the use of other facilities; especially during the summer when fields are closed for maintenance. A report on this subject is anticipated at the April 18th meeting.

Commissioner Starkoff stated that he would like District Staff and City Recreation Services Staff to prepare a schedule that goes from June 2016 through May 2017 optimized based on the usage incurred in the preceding twelve months. The schedule should be based on what is actually happening on the fields; not the way the fields are assigned. Once the Optimization Schedule is in place as a pro forma for the next twelve months, everyone will know what the schedule is, subject to quarterly and monthly adjustments. The information should be provided for every rectangular field in the inventory of the City and District.

Mr. Rollins would like the City to understand that the District does not want to cut back on maintenance to get more field play.

Commissioner Frisch stated that he would like to hear from Mr. Greg Stevens, Recreation Services Superintendent and his scheduling staff about the issue. He is concerned that setting a schedule for a year could potentially penalize new start-up leagues or new usage. Further, open field space does not have to be a rectangle.

Invoices for Operation & Maintenance

Mr. Koski was advised by Ms. Linda Davidson, City of Boca Raton Financial Services Director, that the City has just completed their certified annual financial report and that the District can shortly expect to receive six monthly invoices for the operation and maintenance of District facilities.

District Counsel - None

Commissioners

Boca Teeca Golf Course

Commissioner Frisch recounted that the District had previously reached out to the residents of Boca Teeca about acquiring the golf course property and, at that time, the homeowners were not interested in the District’s potential use of the property which would require lights. Under the present circumstances, he feels that the District should once again consider contacting the homeowners association.

As a previous member of the Parks and Recreation Board, Mr. Rollins is familiar with the site and noted that “lighting” was an issue with the homeowners. He noted that the price of the parcel available

at that time [behind the old driving range] was unusable due to a water retention area and lights. In addition, the price of the property was “developmental price” rather than “recreation price”.

Mizner Trail

Commissioner Engel stated that the District’s first priority should be to make sure that the properties it owns are optimally utilized and maintained; and that funds are available to accomplish those tasks. The secondary priority should be to look at acquisitions, and in that classification would be the Mizner Trail Golf Course property [the owner has opted not to develop the property and is seeking a buyer].

Executive Director Comments

Commissioner Vogelgesang thanked Mr. Koski for all of his efforts on behalf of the District, and apologized for not speaking up at the last meeting when someone suggested that the Board consider replacing the Executive Director. She believes Mr. Koski would have excused himself from a case if there ever was a conflict.

Sugar Sand Park Lighting

Commissioner Vogelgesang inquired about the status of the lighting improvements at the subject park. Mr. Koski responded that the District has received all of the technical information, and a complete copy has been submitted to City staff for a final review. He anticipates a quick response from the City, and that the District will then be in a position to initiate that project.

City Workshop Agenda

Chairman Rollins advised that he will be on the City’s May workshop agenda.

Meeting with Boca Raton City Manager

Chairman Rollins advised that he met with both Mr. Mike Woika and Mr. Leif Ahnell to discuss the subjects of beach renourishment and DeHoernle Park Phase II. The meeting went well and had a positive tone to it.

FUTURE AGENDA ITEM

April 18 Optimization of Athletic Field Usage
 Execution of Gumbo Limbo Boardwalk Renovation Contract

ADJOURNMENT:

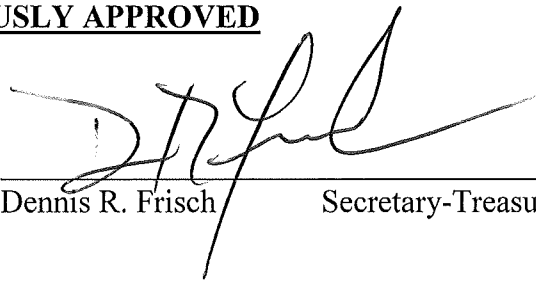
MOTION was made by Commissioner Frisch and seconded by Commissioner Starkoff to adjourn the meeting at 7:15 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr.

Chairman



Dennis R. Frisch

Secretary-Treasurer