

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
August 30, 2017

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. 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: None

PUBLIC REQUESTS:

Boca Raton City Councilman Scott Singer

Councilman Singer addressed the Board in a non-official capacity to present the concept of a potential land swap or sale by the District for land of the Palm Beach County School Board for a new school location at Sugar Sand Park in lieu of the plans the School Board currently has to rebuild Addison Mizner on its current site. The pros are: there are currently no plans for the southeastern portion of Sugar Sand Park; the location is larger than the existing Addition Mizner site; better location for the populous that would attend; better ingress/egress; better opportunity to serve the growing school population; the current designated environmentally sensitive land could be moved to the northwestern part of the park. The cons are: Would the community support the concept; time is short as the School Board is moving forward with its plans to commence work next September. If there is any interest, he would offer any help he could [in an individual capacity]; he has not discussed the matter with his colleagues on the City Council; and he is not speaking on behalf of the School Board or Frank Barbieri.

Chairman Rollins stated that he and Mr. Koski, Executive Director spoke with Mr. Singer about the environmental areas of Sugar Sand Park that would have to be disturbed to locate a school on the property. He suggested that the Board consider asking Mr. Koski to review the areas in the park where a school might fit, and if the City Council might adjust the environmental lands that might be disturbed.

It was the consensus of the Board to have Mr. Koski investigate the possibility of locating an area in Sugar Sand Park for a school.

Commissioner Ehrnst asked about any restrictions on the southeast corner that would prevent construction of a school.

Mr. Koski noted that the Sugar Sand Park plat contains restrictions that there will be no construction within a certain distance from the property line; there is also a lighting restriction. The other issue would be to designate a "footprint" that would be of sufficient size and shape to allow reasonable construction of a school.

Commissioner Wright inquired about utilization of the Blazing Star tract. Mr. Koski stated it is a long and narrow shape, too close to the railroad tracks & I-95 with difficult access.

As an alternative location, Commissioner Engel suggested that the School Board explore the vacant land located at the southeast corner of the Mizner Trail Golf Course.

Scott Shields

1281 Banyon Road, Boca Raton

Mr. Shields sought funding from the District this fiscal year to renovate the batting cages at Sugar Sand Park. He noted several safety factors.

Mr. Koski will meet with Mr. Gomez, City of Boca Raton Recreation Services Director to investigate and resolve the safety concerns [this item has been requested for funding by Mr. Gomez in the City's FY 2017-18 proposed budget].

Al Zucaro

561 Golden Harbour Drive, Boca Raton

Mr. Zucaro commented on the District's process of not entertaining public commentary after an item has been discussed by the Board.

Chairman Rollins made an exception for Mr. Zucaro to comment on item number one under Regular Business: Oceanfront Properties after Board deliberations.

Robert DuKate

5351 NW 3rd Terrace, Boca Raton

Mr. DuKate thanked the Board for scheduling the September 26th joint meeting with the Boca Raton City Council to address the Ocean Breeze acquisition. He referenced three items proposed in the City's Capital Improvement Program for Gumbo Limbo: Master Plan Development [\$200,000]; Boardwalk Renovations [\$800,000]; and Pump Renovations [\$2,650,000] and questioned if the master plan was going to take place after the pump renovations.

Mr. Koski advised that the pipe and pumping issue is proceeding in design and will be constructed upon completion of the design. It is needed to preserve the aquatic life currently in the tanks. It is anticipated that the master plan will work its way around the location of those tanks and pumps. The boardwalks will be constructed as soon as the design is completed and permits are issued.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

<p><u>MOTION</u> was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting held on August 9, 2017.</p>

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Wright and seconded by Commissioner Engel to approve the minutes of the special meeting held on August 14, 2017.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Discuss Ocean Front Properties

The Board received copies of correspondence dated August 24, 2017 from Boca Raton City Manager Leif Ahnell inquiring if the District has considered the possibility of eminent domain as a way to preserve ocean front properties for the public.

Mr. Koski. stated that to-date, the Board has not considered the acquisition of the ocean front properties using the vehicle of eminent domain; however, the District does have the power of eminent domain in its Enabling Legislation. He requested direction from the Board to further proceed to explore the possibility of eminent domain.

It was the consensus of the Board to have Mr. Koski further investigate the process of eminent domain to acquire ocean front property.

Public Requests Re-opened

Mr. Zucaro stated that he is in favor of doing whatever can be done to preserve the ocean front properties. Referring to timelines, he offered that “quick takings” can be done which presents the issue of price evaluation. Referencing the parcel at 2500 N. Ocean Blvd., he summarized the purchase, partitioning and granting of a variance by a 4-1 vote of the Boca Raton City Council. In his opinion, the City has created a quagmire that they are asking the District to entertain which will put the District’s millage dollars at risk; this may be a bargaining chip to float the bonds for the Ocean Breeze acquisition.

2. Discuss FY 2017-2018 Budget

A revised budget prepared by Mr. Merv Timberlake, District Financial Advisor, was furnished to the Board.

Mr. Koski reviewed and summarized the revised budget stating that it is complete enough to be presented to the public at the first public hearing on September 7th at 6:00 p.m. Due to the inclusion of the batting cage renovations, the budget will be adjusted to indicate Capital Reserves will be reduced by \$90,000 [\$7,850,100] and City Capital Improvement Reserves will increase by \$90,000 [\$5,132,800].

Commissioner Ehrnst requested additional information on the funding of \$650,000 for FAU as the interlocal agreement expires in 2020.

Commissioner Rollins stated that the FAU project [restroom facility} has been built; the District is awaiting an invoice. As a result of the amenity [built for the convenience of District users], the District received a 20-year extension on the varsity game field (expires 2040). The \$650,000 is in the current 2016-17 budget and will be carried forward into the 2017-18 budget.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Ehrnst to approve the invoices as presented totaling \$317,650.78.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

National Golf Foundation (NGF)

Mr. Koski stated that he has received the NGF report for the Ocean Breeze golf course and is awaiting receipt of the appraisal for the Ocean Breeze parcel. Once the appraisal is received, a booklet will be put together which will be delivered to the City Manager and the City Council. Contained in the document will be: 1) the legal opinion received regarding restrictive covenants associated with the property; 2) a copy of the NGF report on the potential financial operational pro formas for the golf course and an estimated cost for the construction of improvements; and 3) a copy of the full appraisal. The information contained in the booklet should provide answers to all questions raised by the City Council. Hopefully, this information will encourage the City Council to move forward and participate in an interlocal agreement so that the District can proceed with the acquisition of the Ocean Breeze property and, thereafter, begin with the redesign and rebuild of the golf course for public use.

Patch Reef Park Tennis Center

Mr. Koski advised that he met with the agent and business manager of the #1 tennis player in the world, Rafael Nadal. The purpose of the meeting was to discuss an intention expressed by Mr. Nadal (through his manager and agent) to establish a tennis facility in the City of Boca Raton. In particular, to develop a relationship and tennis facility that could possibly be located in Patch Reef Park. Mr. Koski asked the Board if they would like him to continue to have further discussions with the Nadal Group to see whether there is a potential for a mutually beneficial relationship for the Patch Reef Park Tennis Center to carry the name of Rafael Nadal as a learning center.

Commissioner Ehrnst inquired about the overall objectives of the Nadal Group.

Mr. Koski responded that Rafael Nadal has a tennis facility in Mallorca Spain (his hometown) which he built for the youth of the community. He has a great personal desire to see youth participation and the building of character through the game of tennis. He has no other facility in the world like the one in Spain. Boca Raton would be his first venue in the U.S.

Mr. Koski noted that Patch Reef Park has 17 tennis courts and a tennis building that all are in need of renovation/repair, or a total rebuild. There is also additional space west of the existing tennis building. There is an opportunity at Patch Reef Tennis for some form of partnership.

Commissioner Vogelgesang inquired if the Nadal Group would fund the facility if the District provided the location. Mr. Koski informed that what was discussed was that they would make a commitment.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Wright to allow Mr. Koski to proceed with discussions with representatives of the Nadal Group.

MOTION UNANIMOUSLY APPROVED

District Counsel-None

Commissioners:

Balloons on Beaches

Commissioner Ehrnst noted that the Palm Beach County Commission passed a resolution prohibiting balloons on beaches/nature preserves as they pose a hazard to sea turtles and other wildlife. He felt that the City/District should consider a similar resolution. Mr. Koski will pursue the issue.

Gumbo Limbo Nature Center

Commissioner Ehrnst visited the Nature Center to better understand its mission and programs. He was impressed with the Center's emphasis on green, the environment, and reducing night glow lighting. He suggested that the District, whether building new or renovating existing, try to reduce its lighting glow.

Equipment Auction

Commissioner Vogelgesang referred to a recent newspaper article about equipment being auctioned by Waste Management and suggested that the City might avail themselves of such a process instead of purchasing new equipment that they may not use that often. Mr. Gomez stated that he is looking into the matter with the Purchasing Department.

Commissioner Ehrnst stated that he read the same article and also viewed the prior auctions. As a resource to sell used equipment it is a viable alternative; however, he would be hesitant to purchase equipment at an auction.

Pest & Weed Control

Commissioner Wright asked for an update on the use of organic chemicals for pest and weed control. Mr. Gomez offered that the City is testing organic chemicals at various park locations. He noted that they do not work that well all the time and often they cost more and have to be applied more often.

Ocean Discharge

Commissioner Rollins referred to correspondence issued by Assistant City Manager Mr. Woika advising that the discharge from the Cloisters Condominium into the ocean is a Department of Environmental Protection issue which the District has no authorization over.

Park Security

Commissioner Rollins commented that nighttime park security is being addressed by the Boca Raton Police Department and City Park Rangers.

International Coastal Clean-Up

Commissioner Wright advised that the International Coastal Clean-Up at Gumbo Limbo will be held on September 23rd at 9:00 a.m.

Other Matters:


Mr. Gomez stated that a relationship is being formed between the City and the individual who addressed the Board regarding storage of buckets and sticks to enable the public to pick-up trash at the beaches.

FUTURE AGENDA ITEM -
Discuss User Fees

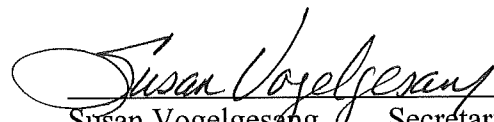
ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 6:35 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr. Chairman



Susan Vogelgesang Secretary-Treasurer