

**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**  
**December 19, 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:**

Jim Miller

480 E. Boca Raton Road, Boca Raton

Mr. Miller, President of the Friends of Gumbo Limbo, advised that Ms. Michele Peel will be the President of the Friends commencing in January 2017. He thanked the Board for all of its efforts and support over the years.

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

At the request of Commissioner Starkoff, comments attributed to him on page 4, paragraph two under Discussion should be corrected to read: "Commissioner Starkoff stated that Mr. Koski's compensation for legal fees of \$121,000 per year deserves to be amended due to the additional workload created by the potential acquisition of the Ocean Breeze property."

**MOTION** was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting of December 5, 2016 as amended.

**MOTION UNANIMOUSLY APPROVED**

**REGULAR BUSINESS:**

**1. DeHoernle Park Maintenance Facility**

Mr. Koski advised that two formal requests were received from the City for the expenditure of certain capital improvement items which were included in the District's 2016-2017 Budget. The City is requesting a contribution from the District for two projects: 1) the design of a maintenance building at DeHoernle Park; and 2) a pro rata payment for design services relative to maintenance facilities at Spanish River Park. Mr. Koski sought Board approval for the expenditure of funds for the two projects.

It was the consensus of the Board to have Mr. Koski forward correspondence to the City asking them whether the contemplated maintenance facility for DeHoernle Park will encompass maintenance equipment and personnel for Phase I and Phase II, or simply Phase I.

## **2. Ocean Breeze Golf Course Property**

Mr. Koski gave an update on the Ocean Breeze property. He has been in contact with Boca Raton Deputy City Manager George Brown concerning the zoning of the property and other various factors; he has had conversations with outside legal counsel experienced in eminent domain proceedings [especially involving golf courses]; Mr. Merv Timberlake, District Financial Advisor, is preparing a five-year projection to determine the District's financial capabilities to participate in the project; and a dialogue is continuing with the Greg Norman Group to ascertain their financial participation in the project.

*~ Chairman Rollins re-opened Public Requests ~*

### **Robert DuKate**

5351 NW 3<sup>rd</sup> Terrace, Boca Raton

Mr. DuKate favors a District/City partnership. He expressed concern that at a recent City Council meeting, Council Member Rogers had proposed a resolution which would have the City participate in the acquisition and preservation of the Ocean Breeze Golf Course, only to have two Council Members amend the resolution and remove the word "participation". The process of eminent domain would not be in the best interest of the Boca Teeca residents as it could be years before the issue gets resolved. He hopes that the City and the District will work with the Lennar offer to try and get a permanent solution for all of the residents of the City.

### **Joe Pedalino**

2121 N. Ocean Blvd., Boca Raton

Mr. Pedalino expressed holiday wishes, and praised the District for being completely open, transparent and honest. He stated that when the public addresses the Board, they are always treated with respect and with a high degree of professionalism. He thanked Commissioner Frisch and Commissioner Starkoff for their many years of dedicated service to the District and the community.

## **3. Florida Retirement System Pension Plan**

Mr. Koski sought Board approval to enroll District full-time employees in the Florida Retirement System Pension Plan. Financial arrangements for participation in the program will be provided at the January 9<sup>th</sup> meeting.

## **4. Discuss Executive Director Position**

This item was tabled at the December 5, 2016 Board meeting.

<p><b><u>MOTION</u></b> was made by Commissioner Frisch and seconded by Commissioner Starkoff to Take from the Table.</p>
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**MOTION UNANIMOUSLY APPROVED**

<p><b><u>MOTION</u></b> was made by Commissioner Vogelgesang and seconded by Commissioner Engel to drop the word "Interim" from Mr. Arthur C. Koski's title, and name him the Executive Director of the Greater Boca Raton Beach &amp; Park District.</p>
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*Discussion:*

Ms. Briann Harms, Assistant Director, furnished correspondence to the Board supporting Mr. Koski as the Executive Director of the District.

**MOTION UNANIMOUSLY APPROVED**

**5. Approval of Close Construction Final Pay Application for the Gumbo Limbo Phase I Boardwalk**

Mr. Koski advised that the contract for the subject project has been completed by Close Construction. He furnished a final application for payment in the amount of \$28,884.11. He recommends approval.

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Starkoff to approve the Close Construction Final Pay Application in the amount of \$28,884.11.

**MOTION UNANIMOUSLY APPROVED**

**APPROVAL OF INVOICES:**

**MOTION** was made by Commissioner Frisch and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$2,193,231.92.

**MOTION UNANIMOUSLY APPROVED**

**REPORTS AND DISCUSSION ITEMS:**

**Executive Director**

*Sugar Sand Park Science Playground*

Three vertical posts appear rotted, and will need to be replaced with new material to insure the integrity of the columns. The updated schedule for the opening of the playground is the latter part of January.

*Swim & Racquet Center*

On December 21, Mr. Koski will receive from the designer, the hand-off of 100% of construction documents. Concurrently, the following will transpire: 1) preparation of a set of front-end documents and technical specifications to bid the project and prepare the project for potential submission to the City for permitting; and 2) begin the public works review process of the plans. A phasing of the project will be discussed to insure minimal impact to the patrons. It is anticipated that the project will go out to bid in February or March 2017, with construction to commence June 1<sup>st</sup>.

*Beach Restoration Interlocal Agreement*

Mr. Koski advised that he has received a “corrected” Beach Restoration Interlocal Agreement from Assistant City Manager Mike Woika. This item will be placed on the January 9<sup>th</sup> agenda for Board consideration.

*Joint City/District Meeting*

City and District staff have identified three topics for discussion at the joint meeting on January 30<sup>th</sup>:

- 1) Annexation:
  - (a) What will be the responsibilities of individuals who live in areas annexed into the City and
  - (b) Payment with regard to recreation facilities in the community
- 2) Discussion of a definition of a non-resident
- 3) DeHoernle Park Phase II.

District staff was directed to provide information regarding the current and projected population growth in the City based on permits issued and plans approved.

In order for the District to determine its financial ability to acquire and operate the Ocean Breeze Golf Course, it is imperative that the City makes a decision on whether to proceed with DeHoernle Park Phase II.

**District Counsel** - None

### **Commissioners**

#### *Gumbo Limbo*

Commissioner Rollins advised that he met with the Friends of Gumbo Limbo and shared mutual financial interests and visions. He was impressed with the new Manager, Leanne Welch and her enthusiasm for the job.

#### *Safety Inspections*

Commissioner Vogelgesang inquired if recent safety inspections have been done. Mr. Koski advised that both Mr. Zimmer and Mr. Fichera are under contract, and that he will issue a report at the next meeting.

#### *Patch Reef Park*

Commissioner Engel stated it has been brought to his attention that there is some faulty barbecue equipment at the pavilion.

#### *Swim Facilities*

Commissioner Frisch commented that at the Parks and Recreation Advisory Board meeting City staff advised that visiting teams will no longer utilize the current City swim facilities as they do not have a deep enough well. This item may be presented to the Board for discussion at a later date.

Commissioner Frisch expressed his appreciation for the opportunity to serve the District for eight years.

#### *DeHoernle Park*

Commissioner Starkoff advised that a safety hazard exists when exiting the park at night and that lighting improvements are needed to correct the problem. This item will be addressed on a future agenda.

Commissioner Starkoff, who has served the District for twelve years, thanked the Commissioners and City staff for its accomplishments over the years, commenting that the District has made Boca Raton a unique community in South Florida. He wished Commissioners Wright and Ehrnst the very best as they assume their new positions. He cautioned them about the issue of annexation, and counselled them to remain independent and not beholden to campaign contributors.

Commissioner Rollins listed all of the District's current and future projects.

### **FUTURE AGENDA ITEM**

Commissioner Frisch would like the District to become more actively engaged with the City in Red Reef Park Phases II and II, and possibly the Observation Tower and boardwalks. The District should revisit the Enabling Legislation, specifically, for how annexation is handled; term limits; and the election process and the necessity to have run-offs.

Commissioner Engel would like to see the District engaged in a plan for the Ocean Strand property suggesting passive limited usage to preserve green space and beach front.

Commissioner Starkoff suggested removing the exotics at Ocean Strand and give the public access to the west side.

Commissioner Rollins would like the District to participate in the City's waterfront master plan. Other items of interest and concern: consider the installation of sports turf at Patch Reef Park; the phasing of the Swim & Racquet Center Project; a report from Merv Timberlake on the financial abilities of the District to determine which projects, if any, need to be deferred; determine how the District will fund the Ocean Breeze property; and address lighting/safety issues around the lake at DeHoernle Park.

### **Commissioner-Elect Craig Ehrnst** 1500 Parkside Circle S., Boca Raton

Mr. Ehrnst took issue with the long period of time it is taking to open the Science Playground. From the public standpoint, it is very hard to justify and understand the delays. There should be firm dates, and individuals should be held accountable. The level of communication needs improvement. He encouraged the Board to learn from mistakes and determine how to do better. The opportunity exists for the District to join with the City and the Schools in a comprehensive effort to determine a long-term vision for the future of what facilities are needed. He hopes that the District will join with the City in their Long Range Planning Session in May.

January 9 - DeHoernle Park Maintenance Facility  
Ocean Breeze Report  
Florida Retirement System Pension Plan  
Beach Restoration Interlocal Agreement (Corrected Version)  
Safety Inspection Update

**ADJOURNMENT:**

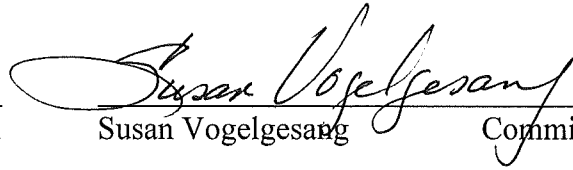
**MOTION** was made by Commissioner Frisch and seconded by Commissioner Starkoff to adjourn the meeting at 7:00 p.m.

**MOTION UNANIMOUSLY APPROVED**



Robert K. Rollins, Jr.

Chairman



Susan Vogelgesang

Commissioner