

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
January 18, 2017

The MEETING was called to order by CHAIRMAN Robert K. Rollins, Jr. at approximately 5:30 p.m.

COMMISSIONERS PRESENT: Craig F. Ehrnst
Steven M. Engel
Robert K. Rollins, Jr.
Susan Vogelgesang
Erin A. Wright

CHANGES TO AGENDA:

At the request of Commissioner Ehrnst, Mr. Koski will review the governing statutes/charter of the District under Executive Comments.

PUBLIC REQUESTS:

Mr. Earl L. Starkoff
2385 NW Executive Center Drive, Boca Raton

Former District Commissioner Earl Starkoff stated that he is opposed to the installation of three artificial surface rectangular fields at Patch Reef Park at an estimated cost of \$3 million. By not funding the project, he believes that the District would provide the City the opportunity to again demonstrate the proof of concept of an artificial surface; create job security for City employees until the concept is proven; and result in a net saving of capital dollars for both City and District residents. His recommendation not to fund the project is based on the following facts:

- 1) Results of an independent survey of user groups indicate that 95% to 98% of the users of rectangular fields are opposed to an artificial surface.
- 2) At public hearings and District meetings, constituents that use the rectangular fields have consistently chosen natural turf over artificial surfaces.
- 3) Only two youth sport groups [Boca Raton Lacrosse and Pop Warner Football] who field between 150-200 resident players per season, support the City's recommendation for an artificial surface so that fewer games and practices are cancelled. In addition, a small group of adult resident soccer players also support an artificial surface in the belief that they will be able to play more games on rainy nights.

In his opinion, what is being presented to the District for consideration as an alternative, is a political rationale; not a justification. It is a demand by the City to go forward with DeHoernle Park Phase II.

The artificial surface at Sand Pine Park, which has been rejected by thousands of taxpayer participant users, could be retrofitted with a new improved product which would save taxpayers

money and satisfy the needs of Boca Lacrosse and Pop Warner Football. He noted that the City has put into its master Capital Improvements Projects an artificial surface at Woodlands Park.

Mr. Starkoff recommends that the District not approve funding for an artificial surface at Patch Reef Park and preserve the funds for other needed improvements at the park. Suggest to the City that they proceed with the District's interest at DeHoernle Park Phase II without the District's financial resources or responsibilities for the second proof of concept study at Sand Pine Park.

Ms. Bronwen deVilliers

61 Via Floresta Drive, Boca Raton

Ms. deVilliers, a member of the Board of the Friends of Gumbo Limbo, thanked the Board for keeping the boardwalks, the tower and the pumps a priority. It is very much appreciated.

Mr. Mickey Gomez

City of Boca Raton Recreation Services Director

Mr. Gomez advised the Board of the following:

- 1) The City closed its books for the fiscal year ending September 30, 2016, and that the City saved the District approximately \$1.2 million in the operating budget.
- 2) The fields at DeHoernle look fantastic for this time of year, noting that there has been a reduction in water and chemical usage. He met with the Maintenance Supervisor and other officials to discuss various ways to maintain the fields in optimum condition.
- 3) Displaying a copy of the Inspector General's Report, he proudly announced that the City of Boca Raton had no listing or violations indicating that the City is doing a good job.

Commissioner Rollins asked Mr. Gomez whether the District's inventory could use, for the purposes of its residents, fields that are made of artificial products that are environmentally approved. Mr. Gomez responded that he has promoted the use of artificial turf and recommends looking at artificial turf at Patch Reef Park and Woodlands Park. He remarked that in the three years that DeHoernle has been open, there has never been a replacement of new sod.

Commissioner Wright thanked Mr. Gomez for attending and hopes he will continue the practice. She asked if the individuals he met with had any experience with artificial turf in other areas. Mr. Gomez responded that the meeting was about natural turf; artificial turf was not discussed. In addition, she asked if he received much feed-back from the public about Sand Pine Park. Mr. Gomez offered that the field is six or seven years old and there are newer products on the market. He stated that the artificial turf could be replaced at Sand Pine Park.

Mr. Jason Hagensick

6631 Palmetto S. Circle South, Boca Raton

Mr. Hagensick is the new President/CEO of the YMCA of South Palm Beach County. He has been in the community for approximately six months, and attended the meeting to introduce himself to the Board.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the regular meeting of January 9, 2017.

Discussion:

Commissioner Ehrnst advised that several pertinent comments that he made at the meeting were excluded from the minutes. Approval of the January 9th minutes was deferred; Commissioner Ehrnst will provide the issues that should be included.

REGULAR BUSINESS:

1. Discussion of District Project Priorities

For discussion purposes, a list of District Project Priorities was provided. Each Commissioner was asked to rank the projects in order of importance (high to low). The Board was also asked to consider what projects they would like to achieve from the present time to the end of the current fiscal year, with the understanding that most projects cannot be completed within that timeframe.

The following projects were included in the list of District Project Priorities, but were not ranked as they are under the control of the City of Boca Raton:

- City Maintenance Facilities at Spanish River Park & DeHoernle Park
- Gumbo Limbo Pumps & Piping Project
- Gumbo Limbo Boardwalk – Phase II
- DeHoernle Park Phase II
- Ocean Breeze Property

Mr. Koski, District Executive Director, advised that at the February 6th meeting, Ms. Jennifer Bistyga, City of Boca Raton Coastal Program Manager, will be present to discuss improvements that are envisioned for the Lake Wyman site. The District will be asked to consider financial participation in the project.

To move projects forward in a timely manner, Commissioner Ehrnst inquired if it is possible for the District to task the City with undertaking some of the District projects that have been designed and ready for construction, i.e., the Swim & Racquet Center.

Mr. Koski responded that there would be no prohibition against asking the City to takeover District projects noting that the City and the District have exchanged projects in the past. He suggested that each entity design and procure their own projects as there are no cost benefits or timing benefits to be gained. In his opinion, the District has a better opportunity to accelerate projects through the design process, procurement process and construction process compared to the performance of the City. He stated that both the City and District have the same controls.

Commissioner Ehrnst suggested adding Ocean Strand to the priority list. Discuss how to open it to some level of usage utilizing its natural setting [passive in nature]. In the scope of the District, perhaps a partnership to use it in some form.

Commissioner Rollins gave a brief history of the purchase of the Ocean Strand property and noted that a charrette and two plans were done. Due to the lack of attendance and periodic closure of Spanish River Park, and the fact that no one complained about a lack of beach access, the District deferred the Ocean Strand project

Mr. Koski suggested that the District ask the City to get involved in the waterfront development plan that is now underway. The District has not been contacted relative to what potential uses could be made of Ocean Strand. Ocean Strand will be added to the priority list.

Commissioner Wright noted that the Wildflower property is not included in the City's Comprehensive Waterfront Plan; however, Lake Wyman is included. She felt that if the City wants the District to become involved with the Lake Wyman property, they should consider the District's involvement in its Waterfront Plan. This item will be discussed at the Feb 6th meeting with Ms. Bistyga.

~ Commissioner Project Priorities ~

Commissioner Ehrnst:

1. **Sugar Sand Park Playground**
2. **Swim & Racquet Center**
3. **Patch Reef Park**

Commenting that the artificial field at Boca High is dramatically different from Sand Pine Park, and if it means more playing time and availability, he would support the artificial surface at Patch Reef. An opportunity may exist to retrofit Sand Pine Park as a test point.

4. **DeHoernle Park Phase II**

As the project is funded and ready – let's make it happen!

5. **Second Field House at Sugar Sand Park**

The new field house will be located at the roller hockey rink. The project is estimated at \$7 million and is not currently funded.

6. **Ocean Breeze Property**

For future consideration, Commissioner Ehrnst would add a large skateboard facility similar to that at Logger's Run Park.

Commissioner Wright:

1. **Sugar Sand Park Playground**
2. **Swim & Racquet Center**
3. **Second Field House**
4. **Ocean Breeze**
5. **DeHoernle Park Phase II**
6. **Patch Reef Park**

As a soccer player, playing on artificial turf is hard on the knees and back; most players would prefer natural turf. If Sand Pine was retrofitted and the response was good, she would support it at Woodlands Park.

Commissioner Engel:

1. **Sugar Sand Park Playground**
2. **Swim & Racquet Center**
3. **Second Field House**
4. **Patch Reef Park**

A decision should be made pending the results of the retrofit of Sand Pine

5. **DeHoernle Park Phase II**

Awaiting the City's response on how they want to proceed

6. **Ocean Breeze**

Need to await the final disposition of the property before any action taken

Commissioner Engel stated that before considering Lake Wyman, the District should consider doing something for the residents of unincorporated Boca Raton. He suggested Mizner Trail and Parque Placido be considered for inclusion in the District's inventory for further discussion.

Ocean Strand should be included in the City's Waterfront Plan.

Commissioner Vogelgesang:

1. **Sugar Sand Park Playground**
2. **Swim & Racquet Center**

Concerned about the excessive amount of funds being spent on trailer rentals instead of meeting other community needs

3. **DeHoernle Park Phase II**

Could be a critical issue as the District may lose fields at FAU

4. **Second Field House**

5. **Ocean Breeze**

6. **Patch Reef Park**

Would like to see the funding directed somewhere else in Patch Reef Park

Commissioner Rollins

1. **Sugar Sand Park Playground**
2. **DeHoernle Park Phase II**
3. **Swim & Racquet Center**
4. **Ocean Breeze**

It is an important part of the District's open space planning. The item will probably be on hold until after the Election.

5. **Patch Reef Park**

The District has an obligation to look at a sophisticated, impressive artificial product. If only one field is to be considered for an artificial surface, he favors the southwest field for an experiment.

If the District proceeds with DeHoernle Phase II, no maintenance jobs will be lost. The maintenance facility at Patch Reef Park would not close, as the artificial surface product would still need to be maintained.

6. **Second Field House**

This project is still a year or two away. If the District does not do DeHoernle Park Phase II, and Ocean Breeze is beyond District control, he would accelerate the second field house into a primary position.

Commissioner Rollins remarked that the artificial surface at Boca High is a premium product; there is no comparison to the artificial surface at Sand Pine Park. Although everyone would love to play on grass, there are a lot of days lost due to inclement weather. There is a need, a place and a time that artificial turf can be used, especially in the spring. It is his belief, that if a premium product was installed, players would rather play on that surface, than not play at all.

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Mr. Koski will present a project timetable for each item on the priority list indicating their achievability relative to planning, design, permitting and construction. He will also provide an update on the Science Playground, Swim & Racquet Center and DeHoernle Park Phase II.

Commissioner Ehrnst agrees with Commissioner Engel that consideration should be given for some type of recreational amenity for residents living outside the City but within the District.

Commissioner Engel suggested the concept of a “park corridor”. Not consecutive parks one right after another, but a series of parks. He would like to see this happen starting from Sugar Sand Park to Parque Placido and a part of Mizner Trail.

2. Approval of Sugar Sand Park Air Handler Proposal

Mr. Koski presented a proposal from Trane in the amount of \$215,270 for the installation of air handlers at the Sugar Sand Park Community Center. He recommends approval.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the proposal from Trane for the installation of air handlers at the Sugar Sand Park Community Center in the amount of \$215,270.

MOTION UNANIMOUSLY APPROVED

3. Approval of Sugar Sand Park Field House Window Tinting

Mr. Koski presented a proposal from JRB Services of SFL, LLC in the amount of \$1,845.00 for the installation of solar film at the Sugar Sand Park Field House. He recommends approval.

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to approve the proposal from JRB Services of SFL, LLC for the installation of window tinting at the Sugar Sand Park Field House in the amount of \$1,845.

MOTION UNANIMOUSLY APPROVED

4. Ocean Breeze

Mr. Koski advised that he met with the Mayor and City Manager [Chairman Rollins participated via telephone] and the City indicated that they would look favorably on participating with the District to provide under an interlocal agreement whatever funds the District required to acquire

the Ocean Breeze Golf Course. The City would also provide the necessary consent as required under the District's Enabling Legislation for the acquisition of the property.

In addition, the District advised the City that it has not yet received a response from the appraiser indicating the range of values for the property. At the suggestion of the City Manager, the District sent a letter to him indicating the appraisal status. At the January 23rd City Council Workshop, the City Manager will give an update on the status of the acquisition and the matter will be deferred for a more detailed discussion at a later date.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$7,545.63.

Discussion:

Mr. Koski informed that Michael Fichera, District Contract Administrator for inspections/permitting, will now assume the responsibility for safety inspections at all District facilities. This task was previously performed by Zimmer Consultants

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director - None

District Counsel - None

Commissioners

District Governing Documents

To better understand how the District is governed, Commissioner Ehrnst requested additional information on the role of a taxing authority [i.e., the requirements for approving expenditures].

Mr. Koski stated that the District was created by an Act of the Legislature of the State of Florida. The District is not responsible to the City of Boca Raton or any other organization. The District is governed by what the Legislature tells the District to do as outlined in the District's Enabling Legislation. The District is also governed by the Statutes of the State of Florida that apply to an agency of the State, such as the District. Procurement rules and regulations are codified in State Statutes. Mr. Koski will meet with Commissioner Ehrnst to further discuss the matter.

Ocean Breeze

Commissioner Vogelgesang asked if the District goes forward with the Ocean Breeze acquisition if constituents residing outside the City but within the District would pay the same fees/rates as City residents. Mr. Koski responded affirmatively.

Sugar Sand Park Lighting Improvements

Commissioner Engel inquired about the status of the lighting improvements at Sugar Sand Park. Mr. Koski advised that new poles are being acquired as the fixtures have to be installed on different poles than those previously ordered by Zimmer Consultants. A sixty day timeframe is envisioned for project completion.

Florida Power & Light Solar Tree

Commissioner Wright suggested inviting a representative of Florida Power & Light to explain how the installation of a Solar Tree would benefit the District.

Sugar Sand Park Science Playground

Commissioner Wright advised that she was approached by a group of City Firefighters who previously volunteered in the original build, inquiring as to how they can again volunteer their services at the Science Playground. Mr. Koski advised that prior to the ribbon-cutting of the playground, there will be some additional involvement by the community.

Commissioner Rollins suggested a media broadcast to extend an invitation to those individuals who have participated in the original playground build and the community at large.

Swim & Racquet Center

Commissioner Wright inquired as to what other tennis facilities would be available for constituent usage during construction. Mr. Koski responded that the construction will not impede the tennis facility. The expansion of the parking lot will be phased to permit patrons access to the Racquet Center.

Hidden Valley Executive Golf Course

Commissioner Wright stated she received several inquiries from constituents regarding the acquisition of the Hidden Valley Executive Golf Course by the District. Mr. Koski advised that the Board was approached several years ago by the owner of the property to acquire the site, but one issue that prevented the District from proceeding was the reluctance of the neighbors to have any lighted facilities on the property for night time usage. It is his understanding that a contract for single family homes on the site is pending.

Acquisition of Beach Front Properties

Commissioner Ehrnst inquired if the District had expressed an interest to acquire two beach front properties located at 2500 and 2600 N. Ocean Blvd. Mr. Koski responded that 2500 N. Ocean Blvd. was never for sale. The District approached the bank regarding 2600 N. Ocean Blvd. and was advised it was under contract.

DeHoernle Park

Chairman Rollins advised that a safety issue exists at the subject park. The lights in the parking lot are inadequate and present a safety hazard. Illumination could be improved with the replacement of LED fixtures.

FUTURE AGENDA ITEM

February 6 - Lake Wyman Presentation
Timetable & Cost Analysis for District Project Priorities

ADJOURNMENT:

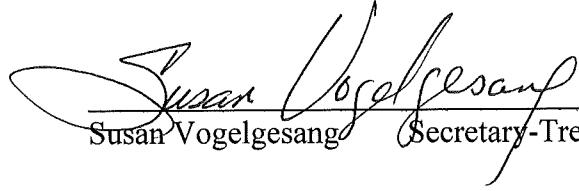
MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at approximately 7:12 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr.

Chairman



Susan Vogelgesang

Secretary-Treasurer