

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 9, 2017

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

Robert DuKate, 5351 NW 3rd Terrace, Boca Raton

Mr. DuKate provided a loan amortization schedule for the purchase of the Ocean Breeze property. Commenting on his conversations with City officials, he advised that they are not necessarily confident that the District will be able to purchase the Ocean Breeze property without raising taxes; some officials are not in favor of lending the District the money. He noted that City staff and/or officials are responding to public inquiries about the status of the project by stating "we are waiting for the Park District".

Chairman Rollins advised that the joint meeting originally scheduled for August was postponed and the City Council suggested that the meeting be held in September at which time the District will be fully prepared to prove that this venture will enhance the community and property values – "the citizens of Boca will win".

David Sergi, 559 NE 46th Street, Boca Raton

In an effort to help keep the beaches in Boca Raton clean, Mr. Sergi has solicited donations of "buckets and pick-up sticks" to be made available to the public. He is in need of a storage area for the donated equipment to make it readily accessible for use by the public. He asked the Board for its support and/or contact information to facilitate the project.

Chairman Rollins advised that the City operates the beaches and parks, and the District funds the operation and maintenance. The City's Recreation Services staff was in attendance and offered to assist Mr. Sergi.

Commissioner Wright suggested that the equipment be stored at the end of the boardwalks with appropriate signage.

Harold Chaffee, 6200 NW 2nd Ave., Boca Raton – President of "Keep Golf in Boca"

Mr. Chaffee stated that there seems to be some confusion on the part of the Boca Raton City Council regarding the Ocean Breeze acquisition. In conversations with the City Council, one Councilman blamed the District for the \$24 million dilemma. The City is of the opinion that if the District did not interfere with Lennar's original offer of \$10 million, the City would have gotten the property for less. One Councilman questioned why the District is buying the property instead of the City. Mr. Chaffee stated he will attend the next City Council meeting and will reiterate what has transpired to date regarding the acquisition.

Chairman Rollins stated it was disappointing to hear those conversations as the District is hearing the exact opposite. He commented that the City has expressed an interest in getting out of the golf business entirely, and the District is interested in keeping golf in Boca.

Jessica Gray, 940 Sweetwater Lane, Boca Raton

Ms. Gray, representing “Boca Save our Beaches” asked the Board to revisit the purchase of two properties located at 2500 and 2600 North Ocean Blvd. The two parcels are the only untouched, natural land located in the City on the beach. 2500 is located on the south side [it will have a building on it]; 2519 is in the middle [a dune management project is underway]; and 2600 is on the north side [a duplex will be built on it]. She requested support from the Board in acquiring the two ocean front parcels [2500 & 2600].

Chairman Rollins stated that the Board shares her concerns about the properties and would like to see them in the public domain. He felt that every effort should be made by the City and District to save the parcels.

Al Zucaro, 561 Golden Harbour Drive, Boca Raton – President of “BocaWatch”

Mr. Zucaro advised that 2500 N. Ocean Blvd. has one variance left before a building permit is issued. He felt that if the Board is sincere in its sentiment regarding the 2500 parcel, they should take an official position by requesting its Legal Counsel to investigate what can be done to object to the variance being granted.

Chairman Rollins advised that the issue of the variance granted to 2500 N Ocean Blvd. will be discussed with the District’s Legal Counsel to determine what course of action the Board can undertake.

Lauren Quinn, 271 NW 26th Street, Boca Raton

Ms. Quinn apprised the Board of the serious, dangerous, destructive problem of “drifters” who come down from the north and use Boca’s beaches and parks as campgrounds. There is a lack of nighttime security; no forces go into the woods to protect the parks. She referenced the destruction done at James Rutherford Park (pavilions and boardwalks have been burned down). To resolve the situation, she asked the Board to consider funding for the hiring of full-time undercover, ex-military police to work in the woods (Spanish River Park; Red Reef Park and South Beach Park). In addition, she sought help in locating a non-toxic material for use in controlling ants in the parks. She informed that she has a group of volunteers available to take care of the invasive vine problem.

Commissioner Wright asked Ms. Quinn if she had discussed the issue with the Boca Raton Police Chief. Ms. Quinn responded that she has spoken with the officer that deals with the subject population; however, 1) they do not know the woods; 2) they are putting their lives at risk going into the woods at night, and 3) they just tell the drifters to leave and they return once the police leave.

Commissioner Rollins asked Assistant Director Briann Harms to contact Mickey Gomez, City of Boca Raton Recreation Services Director to see how the District can facilitate a solution.

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 July 17, 2017</p>

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the minutes of the special meeting held on July 26, 2017.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Discuss 2017-2018 Budget

Operation & Maintenance

Mr. Mickey A. Gomez, City of Boca Raton Recreation Services Director, gave a presentation on the Proposed 2017-2018 Operating Budget. The proposed budget [inclusive of 28 new and replacement items] totals \$16,861,000. With reductions in health care costs and extracting new and replacement items, the base budget totals \$15,829,900. To provide the current level of service, Mr. Gomez is requesting that the District approve funding for the following replacement items: Vehicles: \$69,000; Capital Items: \$129,000; and Computers for Gumbo Limbo: \$3,500. **The total base budget request is \$16,031,400.**

Mr. Gomez summarized "Decision Items" for Board consideration, commenting that most of the items listed are new. Total Cost of Decision Items: \$591,200.

The City anticipates that the District will continue to supplement operations estimated as follows: Red Reef Golf Course: \$222,200; Mizner Bark Maintenance: \$100,000; City Departments' Administrative Support: \$558,700; Recreation Services Administrative Fee: \$941,600.

Board Discussion:

Mr. Koski stated that \$15,829,900 would allow Mr. Gomez to continue operations based upon the current level of service with a proviso as to whether some of the new replacement items are necessary to maintain that level of service.

Personnel

The base budget of \$15,829,900 assumes that all of the current personnel positions designated for all of the parks are filled. Historically, District personnel costs have been running about 10%-15% less on an annual basis as all of the positions may not have been filled. After a true-up at the end of the fiscal year, the District receives a credit. Mr. Koski asked Mr. Gomez if there was a disconnect in what the District budgets vs. what is actually spent.

Mr. Gomez stated that the Human Resources Department requires that the City have money budgeted before advertising any position.

Mr. Koski recommends that the District budget \$15,829,900 as requested by Mr. Gomez, knowing that there is a chance that the District will not spend that amount of money and that there will be additional funds left over. He suggested that the District add two line items in the budget: 1) the amount anticipated to be spent of the \$15,829,900 [90%] or \$14.2 million; and, 2) put the additional 10% in City Operating Reserves. ***The Board supports the 90%/10% budget allocation as proposed by Mr. Koski.***

Special Interest Activities

Mr. Koski advised that for the current fiscal year special interest revenue is lower than the amount budgeted. Mr. Gomez will provide a five-year analysis of special interest actual expenditures vs. actual revenues.

Vehicles

Commissioner Engel inquired about the maintenance performed by the operators of the vehicles. Mr. Gomez responded that vehicles are washed, greased and put under tarps or in a covered area.

Commissioner Vogelgesang asked about the amount the District receives in salvage money when vehicles are replaced. Mr. Koski noted that the amount is not shown on the monthly statements. Mr. Gomez will review the matter with the Finance Department.

Replacement Vehicles

Commissioner Engel asked if the replacement vehicles would be purchased through state procurement contracts. Mr. Gomez responded that the City purchases 99% of its vehicles in the beginning of the fiscal year through state contracts.

Mr. Koski recommends a separate line item in the budget for "City Replacement Vehicles". Mr. Gomez would send a request for Board approval to buy a vehicle, and the District would then respond. As the year progresses, the budgeted amount of \$69,000 may not be used; if additional funds are needed, the District will amend its budget. The District will then have a record of exactly when the vehicle was bought, what time it was bought and the cost of the purchase.

Replacement Capital

The City is requesting three replacement water cannons at the Patch Reef Park playground at a cost of \$30,000. Mr. Koski referenced the artificial turf project at Patch Reef Park and noted the significant amount of utility work that needs to be done. He felt that the contractor might also be able to install the playground water cannons. These items may be funded in the District budget rather than the City's budget.

Since artificial turf will be installed on seven acres at Patch Reef Park, the need for a Toro Workman for athletic field maintenance may not be necessary in this budget cycle. The fields will be closed for approximately six months during construction.

Mr. Koski suggested placing the Replacement Capital Summary items in a separate line item in the budget designated as "City CIP Fund". Mr. Gomez would go through the same process of submitting a request for Board approval and the District would respond. ***The Board supports moving the Total Replacement Capital request of \$129,000 into the City's CIP Reserve fund.***

Replacement Computer Summary

The City is requesting \$3,500 for replacement computers at Gumbo Limbo. **The Board supports the request.**

Decision Items

The City is requesting \$591,200 for Decision Items. Mr. Koski suggested carrying a "District Capital Reserve Fund" for the requested Decision Items. If the items are needed, the funds can be moved into the City CIP Reserve Fund for each individual item.

Commissioner Rollins felt it was important to fund the following items in the budget this fiscal year: 1) convert two part time Park Ranger positions to one full time Park Ranger position [\$13,100]; 2) hire one part time carpenter at Gumbo Limbo [\$30,100]; 3) fund a computer for the Sea Turtle Rehab Tech at Gumbo Limbo [\$1,100]; and convert one part time Volunteer Coordinator to one full time Volunteer Coordinator at Gumbo Limbo [\$29,800] this fiscal year. Mr. Koski will move those items to the City's Reserve Fund; the balance of the items will not be approved.

Commissioner Ehrnst believes that there is a need for a restroom trailer at Mizner Bark, but he is not supportive of the \$128,500 cost.

Commissioner Rollins gave a brief history of the District's participation at Mizner Bark noting that the District did not contribute to the construction of the facility, but pays maintenance costs which allows District residents to use the facility at the same rate as residents [zero]. The plan was for restrooms to be constructed in Phase II. He is of the opinion that it is a City property and the City should install the restrooms; it is not the responsibility of the District to bear the full cost of the restrooms. **Mizner Bark will be removed from the list.**

Continuing Support

Commissioner Vogelgesang questioned why the City only charges \$6.00 to play golf on the beautifully maintained Red Reef Golf Course. She is supportive of increasing the fee.

Lauren Quinn, who spoke earlier under Public Requests, stated that she has volunteers who could remove the vines which would save the District \$110,200.

Commissioner Rollins stated he would defer the hiring of two full time groundskeepers to remove vines/exotics and utilize volunteers if available.

APPROVAL OF INVOICES:

Commissioner Vogelgesang furnished a revised invoice disbursement sheet.

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the invoices as presented totaling \$104,494.26.

Discussion:

Commissioner Ehrnst asked if the \$77,207.84 payment to NuJak Construction of South Florida added to the cost of the Sugar Sand Park Playground project. Mr. Koski responded that the payment does not add to the cost of the project; it was the portion of the agreed upon contract price that was withheld until the work was completed [retainage].

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Patch Reef Park

Mr. Koski advised that he met with representatives of Calvin Giordano to review 30% plans for the artificial turf fields at the subject park. Calvin Giordano is striving to have a full set of completed construction drawings, together with specifications, by December 1st. The following issues need to be discussed with City staff: the clay; drainage; lining of the fields; additional fencing; and irrigation. Direction has been given to the engineer to relocate anything under the turf fields (water/power lines).

An important item is the irrigation of the fields to reduce heat and to keep the organic infill material moist so it does not disintegrate. It needs to be determined whether to use reuse or potable water on the fields. Using reuse water has the potential to create bacteria on the organic fields. Patch Reef Park currently uses reuse water. Significant costs will be incurred by using potable water. Timing: permits and final plans/specs will be ready by Jan. 1; commence construction April 1.

Swim & Racquet Center Improvements

As a result of some material changes requested by the Boca Raton Community Appearance Board [additional windows and doors], the bid opening date has been extended from August 11th to September 1st.

Ocean Breeze

Mr. Koski will meet with representatives of the National Golf Foundation [NGF] this week to determine the status of their report.

Potential City/District Joint Meeting

Mr. Koski and Mr. Ahnell, Boca Raton City Manager, have discussed September 26 as a potential date for a joint City/District meeting [time to be determined].

District Counsel: None

Commissioners

Swim & Racquet Center

Commissioner Ehrnst inquired if the building would be LEAD Certified. Mr. Koski responded that LEAD Certification is not necessary as it is a small public structure with steel trusses; no advantages would be gained.

Patch Reef Park

Commissioner Ehrnst referenced the thickness of the artificial turf and how it will affect the different user groups. Mr. Koski stated that the fields will be one specified turf and the primary user will be lacrosse; secondary user football, with the ability of the fields to be available for soccer. The fields will be multi-purpose.

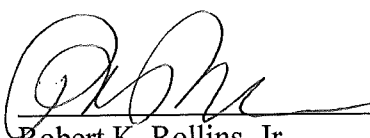
FUTURE AGENDA ITEMS

- August 30 - Discuss beach properties
- October 1 - Consider revisiting changing Public Requests time

ADJOURNMENT:

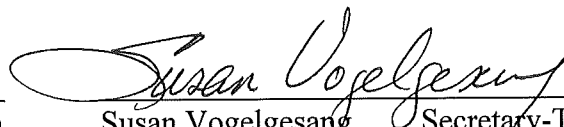
MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to adjourn the meeting at 8:15 p.m.

MOTION UNANIMOUSLY APPROVED



Robert K. Rollins, Jr.

Chairman



Susan Vogelgesang

Secretary-Treasurer