

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
February 20, 2018

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

Greg Galanis, 1780 Parkside Circle South, Boca Raton

Mr. Galanis, representing the Boca Golf Association, thanked the Board for its time and commitment to public golf in Boca Raton. Mr. Galanis addressed the importance of “continuity of play” regarding the closing of the Boca Municipal golf course and the opening of Boca National golf course. After reviewing the bids for Boca National, he felt that it is important to the taxpayers of Boca Raton for the District to be very conscience of the amount of debt service they will undertake. Defining what the residents want in a golf course is important, and the Boca Golf Association will assist and support the District in any way.

Brian Stenberg, 1026 SW 5th Street, Boca Raton

Mr. Stenberg is in favor of rebuilding Addison Mizner Elementary School in the neighborhood where it is currently located; he opposed relocating the school to Sugar Sand Park. He feels that the school is a community gathering place to help neighbors connect with each other and that it is one of the last vestiges of the community. Mr. Stenberg also stressed the importance of keeping open green space in the City. He asked the District to allow the School District to focus on its existing plans to rebuild Addison Mizner on its current site and to help preserve a daily fellowship among neighbors and open green space.

Brian Clinton, 99 SW 10th Drive, Boca Raton

Mr. Clinton showed concern regarding a rumor that the District would not be installing artificial turf at Patch Reef Park. Chairman Rollins assured him that the District is going forward with its plans to install artificial turf at Patch Reef Park. The item is on the Agenda to discuss how the fields will be prepared, operated and watered. Mr. Rollins assured him that the fields will be used for multiple purposes.

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS:

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the Special Board meeting of January 29, 2018 at 5:00 p.m.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the minutes of the Special Board meeting of January 29, 2018 at 5:30 p.m.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Vogelgesang and seconded by Commissioner Engel to approve the minutes of the Special Board meeting of February 1, 2018 at 5:30 p.m.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Wright and seconded by Commissioner Vogelgesang to approve the minutes of the Special Board meeting of February 12, 2018 at 5:30 p.m.

Discussion:

Commissioner Ehrnst questioned whether the February 12th meeting should be considered as two meetings as the 5:30 p.m. meeting was adjourned, and another meeting commenced to address “Other Matters” on the agenda.

Mr. Koski advised that the February 12th meeting should be considered as two separate meetings. The February 12th minutes will be resubmitted for approval at the next meeting.

MOTION to **WITHDRAW** the approval of the February 12, 2018 minutes was made by Commissioner Wright and seconded by Commissioner Vogelgesang.

(No Objection)

MOTION TO WITHDRAW APPROVED

REGULAR BUSINESS:

Patch Reef Park- Artificial Turf Discussion

Mr. Curt Keyser from Calvin Giordano & Associates, advised that the bid documents (plans and technical specifications) have been completed for the artificial turf project and have been turned over to Mr. Koski, who has completed the front-end specifications. This project is ready to go out for bid.

Mr. Keyser explained that direction was given from the Board with regard to the lining of the fields and is reflected on the plans. Mr. Koski advised that the northeast and southeast fields will be permanently lined for men’s (white) and women’s (yellow) lacrosse and tick marked for football. The southwest field will be permanently lined as follows: men’s lacrosse (white); women’s lacrosse (yellow); soccer (color to be determined) and tick marked for football. All of the sports will be accommodated on the three fields. Mr. Keyser advised that the fields will be comprised of organic infill (a mixture of cork and coconut husk) and the source of irrigation will be reuse water. A pad will be placed underneath the turf to provide shock absorbency (g-max rating). He advised

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Chairman Rollins that the pad is pervious and depending on the soil content, would percolate at a faster rate than the field does.

Commissioner Wright was concerned if using reclaimed water with the organic infill would be a possible issue if the children scraped themselves. Mr. Keyser assured her that it is not an issue as reclaimed water has no more bacteria or e-coli then drinking water does. The reuse water may have additional nutrients, phosphorous, nitrogen and other naturally occurring minerals, and has residual chlorine in it; similar to the levels found in drinking water. The chlorine content will not have a bleaching effect on the turf as it is the same chlorine content as potable water. The layers of the field will be made by scraping down 12 inches of existing soil; laying 8 inches of rock on top; then a 14mm cushioned pad, carpet (monofilament), sand and organic infill.

For ultimate flexibility Commissioner Ehrnst does not want to permanently line any fields. He recommended having tick marks for rugby on one of the fields.

The Board decided to ask staff to bring back a color scheme for recommendations to be used to line the fields.

The field closing policy from the City of Boca states that due to inclement weather and poor field conditions, the Recreation Services Department reserves the right to deny any athletic activity or event from using Recreation Services department operated facilities or resources. Mr. Koski had previously spoken with the Director of Recreation Services, Michael Kalvort, who advised him that there is not a 100% guarantee that there will be continued use on the artificial fields. If the moisture level on the artificial fields exceeds the current standard, or could not ensure the safety of participants, the artificial fields will be closed for use. Chairman Rollins stated that the District is concerned about the safety of the players. Further discussion will be needed to clarify the City's policy.

Ocean Breeze- Discussion on Sustainability

Mr. Koski planned to discuss the environmental aspects and an ecofriendly type of development at Ocean Breeze. Mr. Shannon Easter was scheduled to speak; however, he did not attend the meeting. Mr. Koski assured the Commission and the City that anything the District constructs will be ecofriendly.

Commissioner Wright requested Mr. Shannon Easter and Mr. John Krean be added to a future agenda for discussion regarding sustainability and golf course renovation prior to selecting an architect.

APPROVAL OF INVOICES: Secretary-Treasurer Ehrnst provided a revised invoice disbursement list and recommended approval.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the revised invoices as presented totaling \$1,882,921.21

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director-

Ocean Breeze-

The closing transaction of the Ocean Breeze golf course is anticipated to take place on or about March 1, 2018. An escrow closing should be completed by Friday, February 23, 2018. Caulfield & Wheeler, Inc. has provided completed surveys for both the east and west side of the property. There were no issues with the title; the City will receive a title policy to the west side and upon reimbursing the total cost of borrowing, the City will deed the west side property over to the District. The District will receive the title policy to the east side.

Raymond James was selected to issue the Bonds for the City at an interest rate of approximately 2.5%. The District is considering transacting directly with Raymond James in issuing the funds for the improvement costs to Ocean Breeze. The cost of improvements will be determined once an architect has been selected. The District will furnish Raymond James the last 10 years of audited statements to start reviewing our Non-Ad Valorem Revenue to be used as the pledge for any borrowing for the improvements of the golf course.

Selecting a Design Architect

Mr. Koski provided the Board with a draft of a consulting agreement with Pro Links Consulting, LLC to engage the District in the selection process of an Architect and design process.

Commissioner Vogelgesang had an opportunity to speak with Mr. Hollis Cavner of Pro Links and felt that he is responsive, local, reasonable and thinks outside the box. Commissioner Vogelgesang is in favor of engaging Pro Links Consulting, LLC.

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| <p><u>MOTION</u> was made by Commissioner Engel and seconded by Commissioner Vogelgesang to engage Pro Links Consulting, LLC to aid in the selection and design process of Boca National Golf Course.</p> |
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Discussion

Commissioner Ehrnst deferred the motion stating that it is very expensive for a general contract and questioned how long the contract would last.

Mr. Koski felt that an independent look at the proposals would be beneficial. Commissioner Ehrnst agreed that there is a need for a consultant. Mr. Koski explained that there would be a monthly charge with the ability to terminate the contract with a 30-day notice. The selection process should be approximately six months; design would be 6-7 months and the construction process would be an additional 10-12 months.

Commissioner Engel believes that it is a worthwhile investment and the money will be well spent if it can help avoid surprises like the design and maintenance issues that occurred at the Science Playground.

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Commissioner Rollins is in favor of moving forward with the contract. He would like someone on the front end to help with this project and he feels the money will be well spent.

Commissioner Vogelsang inquired if the Commission is allowed to meet individually with Mr. Carbone or Mr. Hollis to obtain information. Mr. Koski advised that they are allowed to meet, but it must be individually.

MOTION APPROVED (4-1)
(Commissioner Ehrnst voted "no")

District Counsel-None

Commissioners-

A Joint Meeting with the City is scheduled for Feb 28, 2018. Mr. Koski will not be attending. Briann Harms will contact the City regarding agenda items and to confirm the location of the meeting.


Commissioner Engel inquired if any new proposals were submitted for the Golf Course architect. Mr. Koski advised that the due date is March 2, 2018 and that there have been no submittals to date.

FUTURE AGENDA ITEM – Tennis; Golf Architect Selection; Ocean Breeze-Sustainability Discussion

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to adjourn the meeting at 7:05 p.m.

MOTION UNANIMOUSLY APPROVED


Robert K. Rollins, Jr. Chairman


Craig F. Ehrnst Secretary-Treasurer