

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SUGAR SAND PARK - 300 SOUTH MILITARY TRAIL
November 4, 2013

The MEETING was called to order by CHAIRMAN Rollins 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:

At the request of Mr. Arthur C. Koski, Interim Executive Director item number one under Regular Business: Presentation by Zimmer Consultants – Swim & Racquet Center was moved to item number three.

PUBLIC REQUESTS:

Michele Peel

7391 NE 8th Court, Boca Raton

Ms. Peel, President of the Friends of Gumbo Limbo advised that 165 individuals have signed up to attend the Sea Coast Toast annual fundraiser on November 8th. She noted that “Harp” the turtle will be released on November 14th at 4:30 p.m. at Spanish River Park.

Tom Thayer

4821 N. Dixie Highway, Boca Raton

Mr. Thayer stated that he reviewed the 2009 report prepared by Kenneth Carlson Architect analyzing the condition of the former Chuck’s Steakhouse building and noted that the Board voted 5-0 against the recommendation to renovate the building for public use at a cost of \$1.2 million. Since that time, two new Commissioners are on the Board. He made the following suggestions: determine the replacement cost of the 9,200 sq. ft. building and whether the restaurant/event center is the highest and best use for the community; consider relocating the Pro Shop to the existing building and include a snack bar and storage facilities; increase parking areas.

Commissioner Frisch responded that the Board had previously discussed the suggestions offered by Mr. Thayer.

Commissioner Starkoff stated that previous discussions centered on an events center with projected uses such as a wedding venue. At the time, economic conditions did not warrant an expenditure of \$1.25 million as venues that had any real success in public spaces or in some private spaces were beachfront. The location is not well suited for some type of dining/restaurant event venue.

MOTION PASSES 4-0

Commissioner Engel abstained from voting as he was not present at the meeting

REGULAR BUSINESS:

2. Discussion of Bank Relationships

Mr. Koski sought Board approval of a bank resolution to open a second bank account at Northern Trust. The purpose is to designate Northern Trust as the institution to receive periodic distributions from the Palm Beach County Tax Collector and to utilize the new account as the operating account of the District. This action is anticipated to save the District \$18,000 a year in fees.

MOTION was made by Commissioner Frisch and seconded by Commissioner Engel to approve the bank resolution as presented to open a second bank account at Northern Trust.

MOTION UNANIMOUSLY APPROVED

3. Approval of St. Mark Church Reciprocal Use Agreement

Mr. Koski proposed a one-year extension to the Reciprocal Use Agreement regarding parking facilities at the Church and Patch Reef Park and recommends approval.

MOTION was made by Commissioner Starkoff and seconded by Commissioner Engel to approve the St. Mark Church Modification and Extension to Reciprocal Use Agreement for the year ending December 19, 2014.

MOTION UNANIMOUSLY APPROVED

1. Presentation by Zimmer Consultants – Swim & Racquet Center

Mr. Koski stated that Mr. Richard Zimmer and Mr. Doug Mummaw, an architect, are undertaking a review of the facility to establish a revised master plan for the site. Mr. Zimmer gave a preview of the concept direction to determine Board concurrence. A PowerPoint presentation is scheduled for November 18th.

Mr. Zimmer noted that the building is in “disastrous shape”. The main focus will be to improve circulation and use of the site. Parking is limited and needs to be expanded. From the standpoint of efficiency, the tennis center and swim club are not well laid out. Pool equipment may need to be relocated to improve functionality and service. Consideration will be given to adding some community friendly facilities like a family use area; water splash pad; picnic areas.

Commissioner Frisch felt that the following items need to be addressed: inadequate storage/maintenance equipment areas; expansion of the locker room/rest room at the Swim Club for easier entry/exit and a redistribution of traffic flow in the parking area.

Commissioner Starkoff inquired about the status of the City policy on propane vs. charcoal at City Parks. He suggested that propane, as opposed to charcoal, be considered for the family area. Mechanisms to control the fire are envisioned.

Commissioner Engel inquired as to how safety hazards at the existing building could be corrected. Mr. Zimmer suggested an interim step would be to demolish part of the building and partition it off from the active use of the swim facility.

Commissioner Vogelgesang inquired about the amount of green space on the site.

Commissioner Rollins stated he likes the features already on the site, but wants to see them improved. Due to the limited parking, he is concerned that expanding the site to a general use facility would keep patrons at the site longer and would limit the turnover of parking spaces. He felt opportunities should be looked at for future expansion.

The City would like additional office space for swim management and a small meeting room, or classroom, for swim related items; additional storage for life saving gear; and an area where children involved in programs could take shelter during inclement weather conditions.

Commissioner Starkoff stated that the plan should allow for future expansion. He requested more specific data on classes that warrant that type of construction. He would like a list of the annual programming and accounts that use the space requested.

APPROVAL OF INVOICES:

MOTION was made by Commissioner Frisch and seconded by Commissioner Vogelgesang to approve the invoices as presented totaling \$1,667.39.

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS:

Executive Director

Patch Reef Park RFP

Mr. Koski advised that 12 responses were received regarding the Request for Proposals for renovation/improvements at Patch Reef Park. Documentation will be forwarded to the Board for review and short listing at the December 2nd meeting.

Spanish River Phase II Interlocal Agreement

Mr. Koski received the subject interlocal agreement from the City and will forward his comments to the City Manager.

Red Reef Park RFP

Request for Proposals for a Red Reef Master Plan will be advertised in November with responses due in December.

District Counsel - None

Commissioners

Commissioner Vogelgesang asked if Mr. Leathers provided pictures of the equipment proposed for the all-inclusive park. Ms. Harms, Information Supervisor, stated she contacted Mr. Leathers to request the photos but to date has not received a response.

Commissioner Engel commented that he and his wife attended the Shriek Week festivities and had a great time.

Commissioner Engel stated that an issue at Don Estridge relating to soccer goals was brought to his attention by a team member. He contacted Mr. Gomez and the issue was resolved by the end of the day to everyone's satisfaction.

Commissioner Starkoff questioned the purpose of vendors setting up displays/advertising in the Explorium. He felt it was inappropriate and warrants closer examination. Ms. Harms responded that having vendors is a way to create revenue and they participate in the Trick or Treat trail by distributing candy to young children.

Commissioner Starkoff stated that he was disappointed in the condition of the Spanish River south fields. Compared to last year, the fields were much more torn up by cleats, excessive usage and inadequate maintenance. He noted that there were significant periods when rectangles were dark at Woodlands and Patch Reef Park and not in use. The District needs a more practical view of how fields are being used and how scheduling impacts the full value of the benefit to the taxpayer.

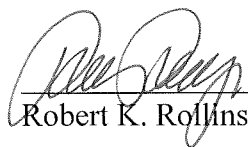
FUTURE AGENDA ITEMS:

November 18 – Zimmer Presentation – Swim & Racquet Center

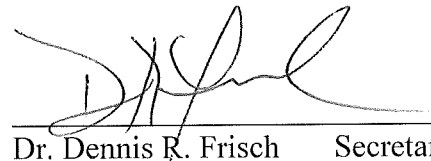
ADJOURNMENT:

MOTION was made by Commissioner Frisch and seconded by Commissioner Starkoff to adjourn the meeting at 6:30 p.m.

MOTION UNANIMOUSLY APPROVED


Robert K. Rollins, Jr.

Chairman


Dr. Dennis R. Frisch

Secretary-Treasurer