

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SWIM & RACQUET CENTER 21618 ST. ANDREWS BOULEVARD, BOCA RATON
June 17, 2019

The MEETING was called to order by CHAIRMAN Susan Vogelgesang at 5:15 p.m.

COMMISSIONERS PRESENT:

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

CHANGES TO AGENDA:

PUBLIC REQUESTS:

Ms. Kathy Cottrell, representing the Friends of Gumbo Limbo, recently met with Mr. Michael Kalvort from Recreation Services, to try and reduce the funds needed for the Master Plan. Ms. Cottrell thanked those who represented Gumbo Limbo at the Needs Assessment meeting.

Mr. Robert DuKate reviewed the status of the Boca National Golf Course after the Joint meeting and the City council workshop. He believes that the District and the City need to come to an agreement that is in the best interest of the District and the residents of Boca Raton.

Mr. Barry Tetrault stated that there is a moral imperative for the City to contribute funds to Boca National Golf Course.

Mr. Jack McWalter, representing the Boca First, Inc., asked everyone to view the November 17, 2017 City Council meeting. All members of the City Council stated that the proceeds from the sale of Boca Municipal would be put towards the golf course at Boca Teeca.

Mr. Harold Chaffee believes that the right people were hired to design the golf course; the District needs to follow the plan and stick to it!

APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to approve the minutes of the Joint meeting held on May 28, 2019.

MOTION UNANIMOUSLY APPROVED

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve the minutes of the regular meeting held on June 3, 2019.

MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. Boca National Golf Course- Partnership Term Sheet

Ms. Briann Harms, Interim Executive Director, announced that at the City Council workshop on Monday, June 10th, Council asked the District for an updated design for the east course that does not incorporate the abandonment of Jeffrey Street; for Council to meet with the Price-Fazio design team; for the District to provide updated numbers from the National Golf Association and to specify the terms of the proposed partnership between the District and the City.

Boca Teeca Deed Restrictions

Mr. Jacob Horowitz, District Counsel, advised the Board that the Boca Teeca title exceptions are being reviewed and that there is a restrictive covenant on the Boca Teeca Masterplan which restricts the use of the property to a golf course facility. Counsel will continue to review the title exceptions to see how they will impact the Boards overall direction.

Term Sheet

Discussion ensued regarding different term options.

The Board worked collectively on the following proposed term sheet for Boca National Golf Course:

Golf Course Construction & Operation:

Investment Amount: City contributes \$20 million to construct golf course; District has contributed and/or committed \$30 million

Additional Fees: District will pay all design fees for Southern Hills (Price/Fazio) and construction costs that exceed \$20 million

Project Management: City and District shall mutually agree on a project manager, subject to compliance with all local and state financial policies, rules and regulations. All major changes, as defined by both parties, to design during construction will be agreed upon by both parties.

Ownership: District Continues paying bond on west side of property; title of property will be transferred to District per terms established in current Interlocal Agreement (ILA).

Operation & Maintenance: Golf course is anticipated to run as an enterprise fund; City can operate and maintain the golf course to mutually agreed upon standards established by Southern Hills (Price/Fazio); If course is not maintained by City in accordance with mutually agreeable standards, as defined in future ILA, the District shall assume control over maintenance

Profit & Loss: Profit and losses will be shared at a 55(District)/45(City) rate. Once both parties' initial investments have been satisfied in full, the District shall assume 100% control over operation and maintenance and assume 100% of any kind of profit and loss.

Future Investment: Future Investments, including but not limited to a permanent clubhouse, will be funded at a 55(District)/45(City) split.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to approve the proposed District/City partnership term sheet for Boca National Golf Course as created by the Board of Commissioners.

MOTION UNANIMOUSLY APPROVED

2. Boca National -Pay as You Go Phasing Plan- was omitted from the agenda.

3. Ford & Associates Engagement Letter- was deferred to the meeting on July 1, 2019.

NGF Consulting Boca National Golf Course Proposal

Ms. Harms contacted NGF Consulting and requested that they prepare an updated report on Boca National Golf Course per the request of the City.

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to accept the NGF Consulting Boca National Golf Course proposal to update the study that they previously provided in accordance to the Districts commitment to the City.

MOTION UNANIMOUSLY APPROVED

4. Discussion on City Budget

Ms. Harms advised that the City budget was forthcoming, and she and Mr. Kalvort, Recreation Services Director, would like to meet with each Commissioner individually to thoroughly review and answer questions regarding the budget.

MOTION was made by Commissioner Engel and seconded by Commissioner Ehrnst to have Ms. Harms and Mr. Kalvort meet with each Commissioner individually to review and answer questions regarding the City budget.

MOTION UNANIMOUSLY APPROVED

5. Artificial Turf- Proposed Change Order

Ms. Dawson, Facilities Manager, asked consideration of the Board to approve a change order for the Artificial Turf Project to address maintenance issues with planned natural grass on the NE field. Ms. Dawson presented the Board with the following three options:

Option 1: Replace currently planned natural grass with a continuation of athletic turf between the field end line and fence for \$25,469.87

Option 2: Replace currently planned grass with playground turf being utilized around SE and SW fields for \$41,568.99

Option 3: Leave the design with natural grass and install irrigation system for \$3,845.92

Ms. Dawson recommended Option #1 to simplify maintenance.

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to accept option #1 to install athletic turf between the field end line and the fence at Patch Reef Park NE Athletic Field for \$25,469.87

MOTION UNANIMOUSLY APPROVED

6. Swim & Racquet Center- Proposed Change Order

Ms. Dawson asked consideration of the Board to approve M.D.S. Builders PCCO #13 and PCO #88 for a total amount of \$67,200 for additional supervision and project management costs associated with schedule delays.

Discussion ensued.

Commissioner Engel requested that M.D.S. Builders provide documentation/time sheets to the District for the additional days of supervision prior to approving the change orders.

MOTION was made by Commissioner Rollins and seconded by Commissioner Ehrnst to approve the M.D.S Builders change orders (PCCO #13 & PCO #88) totaling \$67,200 with the stipulation that there will be no additional supervision and project management costs incurred after these change orders have been authorized.

MOTION PASSES 4-1

(Commissioner Engel votes “no”)

7. District Batting Cages

Ms. Dawson asked consideration of the Board to renovate the District batting cages for safety reasons. She suggested that the work be done in the following phases:

Phase 1- Sugar Sand Park quad cages-\$115,000

Phase 2- Patch Reef Park cages- \$115,000

Phase 3-Sugar Sand Park dual cages-\$95,000

In an email to Ms. Dawson dated May 14, 2019, Mr. Alec Shultz, President of Boca Raton Little League, offered to make a financial contribution of \$12,000 towards the renovations of the batting cages. Mr. Shultz asked the Board to consider placing a small sign near the cages to reflect the Leagues partnership with the District on this project. District Counsel with prepare a Memorandum of Understanding to memorialize this partnership.

Discussion ensued

Mr. Earl Starkoff, on behalf of the Soccer Association of Boca Raton, believes that accepting the donation from Boca Raton Little League sets a dangerous precedent for all youth sports and does not want to be in a situation where it is expected for the youth sports to pay for equipment that is normally provided. He recommends that the District vote against the donation from Boca Raton Little League.

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to accept the recommendation of Ms. Dawson to phase the renovations for the District batting cages starting with Phase 1, Sugar Sand Park Quad Cages, for \$115,000 and accept the \$12,000 donation from Boca Raton Little League.

MOTION UNANIMOUSLY APPROVED

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Rollins to approve the payroll and invoices as presented, totaling \$840,318.17

Discussion ensued regarding Mr. Koski's role as the project manager on the Boca National Project. Mr. Koski will provide the Board with a detailed report of his work.

MOTION PASSES 4-1

(Commissioner Wright votes "no")

REPORTS AND DISCUSSION ITEMS:

Interim Executive Director

Swim & Racquet Center

The Grand Opening for the Swim and Racquet Center and the open house for Recreation Services will take place on July 20th.

District Audit

The draft of the FY2018 audit has been completed. Mr. Timberlake, District Financial Advisor, will review.

Shade Structures

The Board previously approved a bid for a multi-park shade project, to include shade at DeHoernle Park, at a cost of \$178,668. City staff advised that DeHoernle is a City owned park they will not allow the District to oversee the project. The shade structures at Sugar Sand Park are scheduled to be completed by August 12, 2019. The new cost of this project is \$87,833.

Gumbo Limbo - Funicular Update

The District has prepared a Memorandum of Understanding (MOU), for the Gumbo Limbo Funicular. The Friends of Gumbo Limbo have reviewed the MOU and their suggestions have been incorporated into the document. Once the City has reviewed the MOU and it has been finalized, the Friends will launch their campaign to raise the balance of the \$500,000 that they have committed to this project.

Crime Prevention

Ms. Dawson has scheduled appointments with the City of Boca Raton's Crime Prevention Unit to walk through all District facilities and provide suggestions for crime prevention.

District Websites

Ms. Harms recommended combining the six District websites into three websites that would be based geographically. She believes that this will help reduce the risk of liability and streamline communication. The Board agreed with this suggestion.

Needs Assessment

The Needs Assessment Survey began last week, Ms. Harms will provide the Board with updates.

Financial Disclosure Forms

Financial Disclosure Forms are due prior to July 1, 2019.

District Counsel

Petrykowski Update

Mr. Jacob Horowitz, District Counsel, advised that an inventory of the property has been obtained, any residual inventory will be the property of the District to dispose of on August 1, 2019.

Ocean Strand Appraisal

The appraisal for the Ocean Strand Property should be available this week, Counsel will provide an update.

Commissioners:

Prior to meeting with City Council in July, Commissioner Rollins would like the Board to consider the following items for discussion: meeting with the Boca Teeca Associations; options for the vacant parcels at Boca National; consider having Mr. Koski and Commissioner Ehrnst meet with Raymond James to discuss all financial options available to the District and clearing up any issues, including signage at Boca Teeca. .

Commissioner Ehrnst would like to host a community meeting with the residents of Boca Teeca; explore hiring a vendor for golf course management and suggested adopting a paid internship program for the District.

Commissioner Wright would like to give the City the time needed to make their decision on the golf course and suggested having public comment at the end of the District meetings.

Commissioner Vogelgesang encouraged the public to participate in the Needs Assessment Survey.

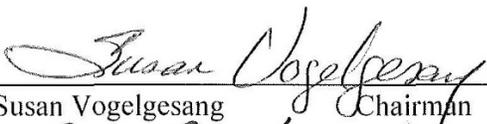
FUTURE AGENDA ITEM:

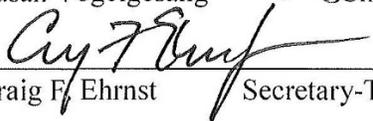
**Ford & Associates Engagement Letter
Banking RFP
Sunshine Law Presentation
Friends of Gumbo Limbo Presentation
Luna Recycling Project Presentation**

ADJOURNMENT:

MOTION was made by Commissioner Engel and seconded by Commissioner Rollins to adjourn the meeting at approximately 8:12 p.m.

MOTION UNANIMOUSLY APPROVED


Susan Vogelgesang Chairman


Craig F. Ehrnst Secretary-Treasurer