

GREATER BOCA RATON BEACH & PARK DISTRICT
MINUTES OF A REGULAR MEETING OF
THE BOARD OF COMMISSIONERS
March 17, 2025

The MEETING took place at the Swim & Racquet Center and was live-streamed for viewing & listening through Zoom. Chair Wright called the meeting to order at 5:15 p.m.

COMMISSIONERS PRESENT:

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

PUBLIC REQUESTS:

Mr. Robert DuKate inquired whether a golf course is still planned at North Park, given past discussions and the city's master plan involvement. He also asked if the District Treasurer asked the loan lender for a discount to pay off the loan early, considering current market rates.

Chair Wright addressed concerns raised by recent emails regarding a false claim on social media suggesting a conspiracy to develop affordable housing on the west side of the North Park property.

Mr. Christian Castro referenced a January 13th Boca City workshop where a Council member suggested a potential arrangement for the City to take ownership of the North Park land instead of requiring bond repayment, with the land possibly being used for recreation or affordable housing. He inquired whether anyone from the District had contacted the City Council regarding this matter.

Mr. Angelo Sands highlighted the upcoming James Hardie Pro Football Hall of Fame Invitational on April 4-6, featuring professional golfers and 60 NFL Hall of Famers. Additionally, he shared insights on golf industry trends and provided informational packets with statistics to aid in decision-making.

Mr. Jason Hagensick, President & CEO of the YMCA of South Palm Beach County, reaffirmed the YMCA's interest in a phased development project at North Park. Their initial plan includes a long-term lease to establish summer camps, youth sports, and community programs, with future expansion into a full YMCA facility featuring wellness and aquatics. They have engaged Grow Development for schematic design services and request an opportunity to present their vision to the Commission in late April or May.

Mr. Harold Chaffee, President of Keep Golf in Boca, expressed concerns about the City's master plan potentially excluding the District's intended projects, particularly a golf course. He noted that some City Council members oppose a new golf course, viewing it as competition for existing municipal courses. He urged the District to advocate for its original plans, emphasizing that golf was identified as a community need in past assessments.

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 held on March 3, 2025, at 5:15 p.m.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes

Commissioner Wright Yes
MOTION UNANIMOUSLY APPROVED

REGULAR BUSINESS:

1. North Park Maintenance Resolution

Executive Director Harms presented Resolution 2025-01 for the Board’s review, recommending the extension of the landscape maintenance contracts for North Park with Yellowstone Landscape and South Florida Bushog through November 2027, maintaining the current terms and pricing. The insurance terms will remain unchanged, and the certificates of insurance are on file.

The proposed extension ensures cost stability and continuity of operations and eliminates the administrative costs associated with rebidding. With phased development planned for North Park, continuing with the current contractors will reduce disruptions and maintain the quality of service. The resolution authorizes amendments to extend both contracts under the same terms.

District Counsel Jacob Horowitz read Resolution 2025-01 into the record.

MOTION was made by Commissioner Rollins and seconded by Commissioner Engel to approve Resolution 2025-01, extending the Yellowstone and South Florida Bushog Agreements as presented.

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

2. Carousel Repairs

Executive Director Harms requested Board approval for a \$14,867.80 purchase from Chance Rides for essential replacement parts for the Sugar Sand Park carousel. Chance Rides is the sole manufacturer and supplier of these proprietary parts, making competitive quotes unavailable. A 50% deposit is required. Installation will be handled under the existing maintenance contract with Mind Changing Entertainment.

MOTION was made by Commissioner Engel and seconded by Commissioner Vogelgesang to approve the \$14,867.80 parts from Chance Rides for the carousel.

Roll Call Vote:

Commissioner Ehrnst Yes
Commissioner Engel Yes
Commissioner Rollins Yes
Commissioner Vogelgesang Yes
Commissioner Wright Yes

MOTION UNANIMOUSLY APPROVED

3. Ocean Strand Lift Station

The City of Boca Raton has proposed a utility easement at Ocean Strand to facilitate the construction of a lift station, which would replace septic systems in the last neighborhood that still rely on them. The developer has offered a \$150,000 donation for the permanent easement. If approved, the developer would build the lift station, and ownership would be transferred to the City after construction for maintenance, eliminating future costs and operational responsibilities for the District. Declining the easement would mean the District would need to fund and maintain its own lift station if one is required in the future, with long-term costs ranging from \$500,000 to \$1,000,000. The exact location of the lift station is still under discussion, but it is expected to be north of the roadway and 150 feet from nearby homes.

The Board was asked to provide direction on whether to accept the \$150,000 contribution in exchange for the construction easement and to proceed with drafting agreements related to the easement, with the details to be presented at a future meeting. The Board discussed minimizing community impact, including noise and placement concerns.

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Engel to proceed with drafting agreements related to the easement, subject to the final agreement and location coming back to the Board for review before approval.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

4. North Park Budget Update

Executive Director Harms provided an update on the progress of North Park, including a timeline from Miller Legg outlining the next steps in the project. She stated that Miller Legg is in the final stages of completing all construction documents, which are expected to be ready by the end of the month. Following this, cost estimates from the approved estimator are anticipated to be received in April.

The initial plan for North Park, as directed by a motion in 2023, was to be implemented in phases. The District has \$9 million in reserves and an additional \$10 million set aside this year, bringing the total available funding to \$19 million. Should the Board choose, a budget amendment could be made to accommodate a full-build approach rather than proceeding with the originally planned phased development.

Discussion ensued.

The Board agreed to wait for cost estimates from Miller Legg before making a final decision. Upon receiving the estimates in April, they will reevaluate their financial strategy for North Park.

APPROVAL OF PAYROLL AND INVOICES:

MOTION was made by Commissioner Ehrnst and seconded by Commissioner Vogelgesang to approve the payroll and invoices as presented, totaling \$ 3,166,718.28.

Roll Call Vote:

Commissioner Ehrnst	Yes
Commissioner Engel	Yes
Commissioner Rollins	Yes
Commissioner Vogelgesang	Yes
Commissioner Wright	Yes

MOTION UNANIMOUSLY APPROVED

REPORTS AND DISCUSSION ITEMS

Executive Director:

Sugar Sand Park Softball Fields

The draft agreement for the softball fields at Sugar Sand Park was distributed to the Board on Friday. Executive Director Harms has requested all feedback by Wednesday to finalize revisions before sending them to the city for review, aiming for adoption in April's first meeting.

Pool Resurfacing Project

The pool resurfacing project was completed on schedule and within budget.

Patch Reef Park Playground & Pickleball Projects

The playground and pickleball projects are progressing on schedule.

State of the City Address

Executive Director Harms attended the Mayor's State of the City address at Mizner Park and was highly impressed by the enthusiasm and dedication of the various city departments. The event featured informational tables where departments engaged with the public, highlighting the wide range of services the City offers.

Centennial Passport Program

The Centennial Passport Program has begun, designed to encourage community members to visit local parks and celebrate the City's centennial milestone. The program includes Centennial-themed swag, and participants can collect passports, stickers, and stamps as they explore various parks and facilities.

District Counsel:

Legislative Session

Mr. Horowitz updated the Commission on the legislative session, noting numerous bills have been filed. His office is monitoring developments in Tallahassee and will provide updates on any legislation affecting the District.

Commissioners:

Commissioner Engel thanked those who emailed him and apologized for any delayed responses. He clarified that no housing will be built on any part of North Park, calling such claims inaccurate. He encouraged the community to stay engaged with the Board's discussions, emphasizing that the Commission serves the residents. He also inquired about GBRB&PD Minutes: March 17, 2025

