**Parks and Recreation Advisory Committee**  
**Meeting Minutes**  
**Tuesday, August 14, 2018**  
**Parks & Recreation Conference Room**  
**4:00 PM**

<table>
<thead>
<tr>
<th>Present: Michael Odum, Carl Peterson, Perry Douglas, Commissioner Neering, Kara Renne, Jacquelyn Taylor, Patt Sned</th>
<th>Staff Present: Leah Rockwell, Rudolph Galindo, Claridia Moro, Todd Snyder, Lucy Morelos-Green</th>
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<td>Absent Linda Cullen, Todd MacLean, Rod Braun</td>
<td>Guest(s): Kristen Cytacki, Kent Baughman, George Ford, Commissioner Christina Lambert</td>
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<th>Topic</th>
<th>Discussion / Action / Follow Up</th>
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<tr>
<td><strong>Call to Order</strong></td>
<td>Meeting called to order by Michael Odum at 4:05pm</td>
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<td><strong>Minutes for July</strong> – Motion approved to make changes to July’s minutes by Michael Odum, second by Patt Sned with all in favor.</td>
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<td><strong>Changes to July’s Meeting minutes requested:</strong> Committee changed their minds about sending Todd McLean as their representative to the Commissioners’ meeting to discuss the selling of the old Parks and Rec Administration building in Dreher Park.</td>
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| **New Business** | Leah announced that the PRAC meeting agendas, meeting minutes and Committee picture has been added to the City’s website.  
We are doing research on the Palm Beach County’s rental fees. We are considering raising our fees to be competitive with the county’s fees. An email will be sent to PRAC with the proposed new fees. Will make sure that they are profitable but still accessible to all. |
| **Old Business** | **Palm Beach Zoo and property at 1100 Southern Boulevard:**  
Our City’s administrator, Jeff Greene, joined the meeting as a guest to discuss and answer all questions about the selling of the old Park and Rec building at Dreher park by the Palm Beach Zoo.  
We also had Kristen Cytacki from the Palm Beach Zoo as a guest answer to any questions about the sale on the part of the Zoo.  
George Ford and Kent Baughman from the RAM group also joined the discussion as the interested party in buying the property. RAM explained what they were planning for the use of the building. They will be adding more parking spaces as they will be employing more people. With this expansion of their company they will be creating more jobs and helping with the economy of the City. Ram also stated that they would be renovating the building which would be beautification of the property.  
Jeff Greene provided some history of the property and the reasons why the City was considering the sale of the property.  
The property was leased back in 2011 to the Palm Beach Zoo until 2049. The Zoo is willing to give up their lease to sell to the RAM Group so that they can expand their business. They have been considering the transaction to obtain the funds for some capital projects they need to work on for the improvement of the Zoo. The City is willing to cooperate with this transaction on the basis that it will also help the City since the Zoo is an important asset to the City. The building has been appraised at $650K. Out of this $650K, $325K will be used for capital improvements for the ZOO, $325K will be invested in improving the quality of
the water at the Zoo which in the long run will also benefit the quality of the water at the DP lakes. Mr. Green also mentioned that the City has $250K for improvements Dreher Park for the next fiscal year.

Patt asked why the Zoo can’t sublease the property to the RAM Group to which Mr. Green responded that the sublease will mean small payments every year for the next 50 years versus $650K with the sale and the Zoo needs the funding to make the improvements now. Kara requested that there be a case law research before any of it is approved by the committee. Wants to make sure this sale does not set a precedent and possible lawsuit against the City for not selling City property to private parties in the future. Patt claimed that the City is not going to profit directly from this sale because all improvements will be for the Zoo. Michael believes should be looked at as a case by case situation. Carl believes that there should be an understanding of what can be done. Patt wanted to make sure that her position is clear and that she is not on board with the sale of the property.

Jeff Green explained that PRAC does not need to make a recommendation right now since it is still early on the process. The topic will not make it to a Commission meeting until October. However, he is willing to come back to the committee with updates on the process before October.

The topic will be put back in the agenda for September’s meeting. Mr. Green will be back at September’s meeting to answer some more questions.

Commissioner Christian Lambert introduced herself to the group. She joined the meeting to listen to their concerns and opinions although she is also very much interested in all topics having to do with her district. Dreher Park and the Zoo are in Commissioner Lamberts District.

**Howard Park:**

**Trees:** Todd MacLean and Todd Snyder have been working with Sustainability on the selection of trees for Howard Park. Leah sent out an email to PRAC members with a list of the selected trees. They have also been working on the location of the trees based on underground utilities. Additional Oak tree are being considered for planting in the park. These oak trees are being salvaged from a private property that is been redeveloped.

**Playground:** should open by the weekend of August 17 to August 19. The opening ceremony and ribbon cutting will take place on Thursday, September 6, 2018 at 3:00pm.

**Tennis courts** – clay courts are being worked on currently. The hard courts are going to being resurfaced after the clay courts are completed. The hard courts will have additional lines for pickleball with portable nets.

**Currie Park RFQ -Selection Committee**

Eight firms have been selected to participate in the qualification process. There were no conflicts of interest for Carl to serve on the selection committee. The selection committee will be composed by Leah, Kevin Volbrecht – Director of Engineering, Jon Ward – CRA Director, Carl from PRAC and possibly one representative from planning. Purchasing is putting a package together for review of the proposals. The selection committee will meet to qualify these firms. This selection process should be occurring within the next two weeks. After this, the selection committee will be coming back to PRAC to let them know which firms will be moving ahead in the process. The selection committee is excited about this
whole process and moving forward with it. Looking at the names of these firms there seems to be strong firms.

If all eight firms qualify, the selection committee will let all 8 respond to the RFP.

Carl asked if PRAC as a group be putting a program together for this selection. Leah responded that the community will be asked to offer their feedback through the community meetings, community outreach, which she hopes PRAC members will actively participate. The community’s ideas will be heard and considered.

Leah mentioned that the City is buying the land that became infill between the old seawall and the new seawall. The City will own it instead of just having the riparian rights. By buying this piece of land the City will be able to design and develop the park without needed State approval.

**CIP Update:**

**Howard Park Dog Park** has had a tremendous amount of renovations. It has been reopened.

Playground Renovations:

**Chillingworth Park** is getting a replacement playground.

**Dreher Park** - replacement playground is in and should be open by weekend of August 17 to 19th. This playground is replacing the one next to Pavilion 3 (large pavilion). It will have a rubber surface and a shade structure.

**Gaines Park** – currently working on lightning for the multipurpose fields so that in the winter months play can occur after dark and installing football goal posts to create a space for the PAL football team to have a home field.

Board Comments

Patt mentioned the Phipps Park baseball teams – how great they are doing. Two of the them have gone to the World Series.

Michael mentioned how well the Dog Park at Howard park has turned out to be.

Patt presented as her opinion and stated although every member may have their own opinion, unless there is a vote taken within the PRAC committee, no decision has been made about the sale of the property at 1100 Southern Boulevard.

Patt thanked Leah for sending the agenda and July’s meeting minutes a week before. There was additional discussion about the change of date requested for the September meeting so that Patt could be in attendance when Jeff green was available to bring back the discussion of the sale of the 100 Southern Boulevard property in Dreher Park.

Public Comments

None

**Next Meeting**

TBA. Meeting will be scheduled for a date where every member can be present.

**Adjourn**

Motion to adjourn meeting made by Patt Sned, second by Carl Peterson with all in favor at 5:26 PM.