



TOWN OF PALM BEACH

Recreation Department

MINUTES OF THE SEAVIEW PARK COMMISSION MEETING HELD

MAY 25, 1994

I. CALL TO ORDER AND ROLL CALL A meeting of the Seaview Park Commission was called to order by the Chairman, Larry Ochstein, at 1:05 p.m. on May 25, 1994, at the Recreation Center. Roll was called by Mrs. Walkowich. The Commission members in attendance were; Mr. Ochstein, Mrs. McLendon, Mr. Gavigan and Mr. Shor. Alternate members in attendance were Ms. Drake. Absent from the meeting were; Mrs. Leidy, Mrs. Bernard, Mr. Lubow and Mrs. Morris. Staff members in attendance were; Mr. Bitzer and Mrs. Walkowich. Mrs. Mullens, Commission member arrived at 1:12 p.m.

II. APPROVAL OF AGENDA Mr. Ochstein asked if there were any changes to the agenda, there were none. Motion made by Mrs. McLendon to approve the agenda, seconded by Mr. Shor, motion carried.

III. APPROVAL OF APRIL 27, 1994, MINUTES The Commission decided unanimously to defer the approval of the April 27, 1994 minutes until the September meeting.

IV. ATTENDANCE RECORDING Mrs. Walkowich told the chairman that there was an absence pending for Mrs. Leidy. Mr. Ochstein excused her because she was out of town.

V. OLD BUSINESS

1. Fundraising Event

Mr. Ochstein said that since the last meeting Mrs. McLendon had done a lot of work on the Halloween fundraising event. He explained that they have run into one snag which is a Town ordinance that prohibits the consumption of alcoholic beverages in parks or any public facility with the exception of the Par 3 Golf Course. He said that the Commission had two options; 1. Request that the ordinance be changed to allow the Seaview Park Commission fundraising event to serve alcohol, or 2. Hold the event without serving alcohol.

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Mrs. McLendon said that she had spoken with Barbara Martinuzzi, Risk Manager, and was told that if we follow certain guidelines, Mrs. Martinuzzi had no objections of alcohol being served at the function. Mrs. McLendon said that she had also spoken with the Mr. Randolph, the Town Attorney. She said that from her discussion with Mr. Randolph, she didn't feel that he was greatly opposed to making an exception in the ordinance, but he did make it clear that it was not up to him to make that decision. After a lengthy discussion Mrs. McLendon made the motion that Mr. Ochstein write a letter to the Town Council asking that the ordinance be re-written to allow the Seaview Park Commission to serve alcohol at this and future fundraising events, that are targeted for adults. Seconded by Mrs. Drake, motion carried unanimously.

VI. NEW BUSINESS

1. FY-95 Proposed Budget

Mr. Bitzer said that each of the Commissioners had received a copy of the line item budget and a presentation booklet. He summarized the proposals for the upcoming year. He said that the overall Recreation expenditure budget is approximately \$39,000 or 5% more than the FY-94 expenditures. This increase is primarily due to the replacement of an airconditioning unit that is about 10-12 years old, which costs \$12,000. He said that there is a \$10,000 reallocation of Public Works Maintenance employees. This was due to the age of the Recreation Center building and it needing more maintenance than in previous years. Mr. Bitzer said that \$7,000 was for additional programs, but 100% of this increase will be off set by additional program revenues. He said that \$5,000 was allocated for flooring replacement in the snack bar and gameroom because a lot of the tiles were cracking and buckling, creating an unsafe condition.

Councilman Leslie Shaw joined the meeting at 1:45.

Mr. Bitzer said that the FY-95 proposed revenue budget, including recommended fee increases, is estimated to be approximately \$10,000 or 3 1/2 percent more than FY-94.

Mr. Bitzer said that the Tennis expenditure budget was anticipated to decrease about \$900 and that revenues were anticipated to increase approximately \$3,000. He said that 100% of all tennis clinics and private lesson expenses are paid by the participant fees. Mr. Ochstein asked "Why are tennis revenues expected to increase \$3,000". Mr. Bitzer said that it was due to the proposed fee increase.

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Mr. Bitzer said that it is anticipated that adult program fees will offset 100% of the adult program expenditure budget. Mr. Ochstein asked if we expected revenues to decrease. Mr. Bitzer said that adult program revenues for this year were estimated at \$19,525 and that these revenues are anticipated to increase to \$22,250. He said that this estimated increase was due to some new classes that were added in the spring session and that they were doing very well and it is expected that they will continue to do well next year.

Mr. Bitzer said that the Youth Program expenditure budget increased approximately \$4,000 or 1 1/2% because of additional programs, but this will be offset by the revenue from user fees which is estimated to increase approximately \$4,000.

Mrs. McLendon asked why the annual resident junior permit fee was reduced from \$85.00 to \$60.00, while the adult resident permit was increased to \$200.00. Mr. Bitzer said that this reduction was proposed because there were so few of them sold. He said that it was felt that by reducing the fee, we might be able to attract more juniors.

Mr. Ochstein said that after looking at the tennis survey of the surrounding municipalities he felt that the tennis fees could be raised. Ms. Drake said that she was concerned about giving the children's programs help because that was one of the things that Seaview Tennis did so well. She asked if we made an attempt to try to reach the children who attend the public school. Mr. Bitzer said that our junior tennis program participants are primarily residents, but these programs are open to all children. Mr. Shaw said that there was a transportation problem for the public school children since so many of them have to catch a bus immediately after school. Mr. Bitzer said that our primary concern is for the residents and that the junior tennis clinic spots are pretty much filled by resident children.

Mr. Bitzer said that he felt that annuals could be raised but that the daily fees were in line with the other municipalities. Mr. Gavigan said that according to the chart he was looking at we presently recover 67% of tennis expenses and our goal is to bridge that gap and recover more. Mr. Bitzer said the goal has been in the past to try to recover the same percentage or if possible do better. He said that it becomes very difficult because there are certain fixed costs that we don't have control over so the choices are to cut something or to increase fees. Mr. Bitzer said that he felt the tennis budget had been cut back as far as it can without jeopardizing the programs or facility maintenance.

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Mr. Bitzer said that staff has conducted surveys in the past and has found that Palm Beach recovers a higher rate than any other municipality in Palm Beach County. Mr. Shaw said that if we were to add \$5.00 or even 10% to the private lesson fee, that would go directly to the Town, we may find a significant percentage difference. Mrs. Mullens said that we were budgeted to have \$60,000 in revenue from private lessons. Mr. Shaw said that if you added 10% to that \$60,000 figure you could generate \$6,000 in additional revenue. Mrs. McLendon said that the pro's contract says that he receives 100% of the revenue from private lessons. Mr. Shaw said that it was an annual contract therefore it could be amended to say that 10% of the revenue earned on private lessons reverts to the Town. Mrs. Mullens said that was fine, provided there was a commensurate fee increase. Mr. Ochstein said that this facility had done pretty well with recoveries, but no where near 100%. Mr. Shaw said that the golf course does very well and comes very close to 100%. Mr. Bitzer said that the golf course is an enterprise fund that actually covers more than 100% of the operating expenses and that the profit goes into a reserve account which funds the five year golf course capital improvement program.

Mrs. Mullens said that she was aware through the comparison of other municipalities, that our private lesson fees are the same or slightly higher, but for private lesson fees on the Island we are the bargain. She felt that a two to five dollar increase was not going to be a problem. Mrs. Drake said that Seaview was not like the private clubs who charge more.

Mr. Shor said that he felt the \$2.00 (two dollar) increase in lesson fees was an excellent idea. Mr. Ochstein felt that there was room for increases in some of the daily fees as well as lesson fees. He said that he saw no reason why we should be cheaper than anyone else. Mr. Shor asked Mr. Ochstein what kind of increase he was talking about. Mr. Ochstein said that he felt a 10% or 15% increase across the board would still keep fees in line.

Mrs. Mullens said that she didn't think it was unreasonable for the Town to get a small revenue for the use of a court during a private lesson. Mrs. McLendon said people taking a lesson pay a daily fee for the use of the court. Mrs. Mullens said that they don't. Mr. Gavigan said then maybe we should charge for the court when a person is taking a lesson. Mr. Bitzer said that it would be unusual to charge a court fee to someone taking a lesson. Most contractual arrangements with pro's include the use of a few courts for lessons in return for managing the courts and running programs. He said that we currently pay our pro less than \$10,000. a year for managing the tennis facility. Mrs. Mullens said that she was not suggesting that we reduce the pro's lesson revenue but that we tack

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on a surcharge. Mr. Bitzer said the he would like to get some input from the Tennis Pro-Manager regarding this proposed increase.

Mr. Ochstein said that there is another side to this and that is the Pro may want to increase fees for himself. Mr. Shaw said that we would need figures from Mr. Hay as to how many of the lessons that are given are to residents, juniors and non-residents. He said that if a lot of the lessons given are to non-residents we could charge them, another option is that all players must have a permit. Mr. Bitzer said that requiring everyone to purchase a permit would be a problem, particularly for tourists or guests visiting residents. He said that we have people who come in for one day to take a lesson. Mr. Shaw said that he understood that and a person who doesn't have an annual permit would have to pay a daily fee as well as the cost of the lesson.

Mr. Ochstein asked if there was a motion to recommend changes in the tennis fees. Mrs. McLendon made a motion that anyone who uses our tennis courts has to pay a daily or annual fee. Mrs. Drake said that she didn't want to vote on this issue because we were plunging into something without investigating it. Mr. Ochstein seconded the motion. Mrs. Drake said that she felt the motion should be that we would look into changing the fee for private lessons to include a fee for the court being used. Mr. Gavigan said that a person coming in for a lesson for 1/2 hour which is \$20.00 would now pay \$30.00 and that was a fifty percent increase. Mr. Ochstein said that if that person went to the Breakers they would be paying \$25.00. Mrs. Drake said that it was different at the Breakers; towels, ice, cups, cold drinks and other amenities are given to you.

Mr. Bitzer said that in looking at the survey, the daily fees are at the top of the scale, but the annuals could be increased. He said that the concern he had with increasing the private lesson fee is that he felt we should get the pro's input prior to recommending changes with one of his concessions. Also, that it is necessary to provide a certain level of compensation in order to attract and retain a qualified pro. If we are going to start changing some of the pro's areas of compensation, we should review the pro's overall compensation package. Mrs. McLendon said that he would be against it because it might make him lose some customers. She said that she would like to have a vote on the motion. Mr. Ochstein asked if there was any other discussion, there being none a vote was called. Motion was defeated unanimously.

Mr. Ochstein said that the Commission has discussed the idea of raising fees, voted down the idea of charging court fees for people taking a lesson and they also talked about raising lesson fees. He

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asked if there were any motions forthcoming and if not then the minutes would reflect the Commission's thinking. He said that since there was no motion the Commission should move on to the next subject.

Mr. Bitzer said that the next set of fees was for youth and adult programs. He said that based on the surveys that were done on afterschool and summer camp programs, staff was not recommending any fee increases. He said that currently the fees charged cover 100% of the costs of the program including staff, and in looking at the survey, you can see that we are in line with the other municipalities.

Mr. Ochstein said that he felt that the facility rental fees had not been raised in a while and that we could possibly stand an increase in those fees. Mr. Bitzer said that most of the rentals were for children's birthday parties and since it is by the hour, most people feel it is already fairly expensive. He said that if we had more adult rentals, then we could charge more, but we lose a lot of adult rentals because alcohol is not allowed.

Mr. Bitzer said that the one capital improvement we were planning was to expand the tennis court seating area and light the canopy in order to adequately accommodate the groups that use this facility. It has been brought to staff's attention that the area under the canopy is very dark. He said this improvement would also provide a buffer between the seating area and the grassy area, which the public school uses as a play field. This would prevent balls from coming over and hitting people and lower the noise level. He said that this could possibly be accomplished with lattice fencing and some hedge material.

Mr. Bitzer said that we would like to move the present canopy down by the hard courts and tot lot, with some tables and chairs, for the parents of the children who are in clinics. Mr. Bitzer reminded the Commission that this summer the tree project should be completed as well as the tot lot project which is being done in order to meet ADA requirements.

Mr. Bitzer said that the other capital projects scheduled are the lighting of courts 5 & 6 in 1996 and courts 7 & 8 in 1997, if evening court usage in the future supports the need for additional lighted courts.

Mr. Ochstein made a motion complimenting Mr. Bitzer and his staff on the great job that they did on the budget and gave them the Commission's endorsement. Seconded by Mr. Gavigan, all were in favor.

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VII. ANY OTHER MATTERS

Mr. Ochstein said that he had been informed by Mr. Shaw that the Town funds \$100,000 towards the Four Arts Library. Mr. Shaw said that he was interested in seeing the Recreation Department becoming more involved in taking advantage of some of the facilities within the Town, that could be operated under the guise and guidance of the department. An example of this would be to start a friendly working relationship with the Four Arts Library where there could be a lending program of books for the Kid's Corner. Mr. Shaw said that another program idea would be the use of the computer labs at the Day School and Public School. He said that he would like to see adult computer classes held in the evenings and summer when these labs are not being used; having fees cover the necessary costs. Mr. Shaw said that we could expand by having programs going on in the Recreation building and at the same time have additional programs going on at the two different schools. Mr. Shaw said that we have access to the school facilities any time we want it, all we have to do is request to use it. He said that he felt that between the two schools we will see some cooperation.

Mr. Bitzer said that currently we have informal joint use agreements with the schools. For example, we use the Day School buses and we share athletic fields. Mr. Bitzer said that these were very interesting ideas and that he would look into these suggestions further.

Mr. Bitzer said that for informational purposes, the library has been very cooperative with us over the years and that we take groups back and forth throughout the summer to the library for special programs.

Mr. Shaw thanked the Commission for allowing him to attend the meeting and speak.

Mr. Ochstein asked the Commission if there were any other matters to be discussed. There were none.

VIII. ADJOURNMENT

Mr. Ochstein adjourned the meeting at 2:30.

A handwritten signature in cursive script, reading "Lisa Walkowich", is written over a horizontal line.

TOWN OF PALM BEACH SEAVIEW PARK COMMISSION CONFLICT OF INTEREST RECORD 1994

MEMBERS	1/94	2/94	3/94	4/94	5/94	6/94	7/94	8/94	9/94	10/94	11/94	12/94
1. LIZA LEIDY												
2. RALPH LUBOW												
3. JOYCE MCLENDON												
4. SARA MULLENS												
5. LARRY OCHSTEIN												
6. MORTON SHOR												
7. JAMES GAVIGAN												
ALTERNATES												
1. FRANCINE BERNARD												
2. ANN DRAKE												
3. EILEEN MORRIS												

LEGEND: X = Conflict of Interest

TOWN OF PALM BEACH SEAVIEW PARK COMMISSION ATTENDANCE RECORD 1994

MEMBERS	1/94	2/94	3/94	4/94	5/94	6/94	7/94	8/94	9/94	10/94	11/94	12/94
1. LIZA LEIDY	E	P	E	E	E	C	C	C				
2. RALPH LUBOW	P	P	P	P	E	C	C	C				
3. JOYCE MCLENDON	P	P	P	P	P	C	C	C				
4. SARA MULLENS	E	P	E	P	P	C	C	C				
5. LARRY OCHSTEIN	P	P	P	P	P	C	C	C				
6. MORTON SHOR	P	P	E	P	P	C	C	C				
7. JAMES GAVIGAN	P	P	P	P	P	C	C	C				
ALTERNATES												
1. FRANCINE BERNARD	P	E	E	E	E	C	C	C				
2. ANN DRAKE				P	P	C	C	C				
3. EILEEN MORRIS				P	E	C	C	C				

LEGEND: P = Present
 E = Excused
 U = Unexcused
 A = Absent Pending Classification as "Excused" or "Unexcused"
 C = Cancelled Meeting