

**MINUTES OF THE SPECIAL WORKSHOP SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
FEBRUARY 19, 2016**

Present: Robert A. Gebbia, Mayor
David B. Norris, Vice Mayor
Doug Bush, President Pro Tem
Darryl C. Aubrey, Sc.D., Councilmember
Mark Mullinix, Councilmember
James P. Kelly, Village Manager
Melissa Teal, Village Clerk

Absent: Len Rubin, Village Attorney

ROLL CALL

Mayor Gebbia called the meeting to order at 7:00 p.m. All members of Council were present. All members of staff were present, except the Village Attorney.

COUNTRY CLUB TOUR RECAP

Councilmembers discussed their impressions of the facilities at these locations:

- Delray Dunes
- Palm Beach Par-3 Golf Course
- The Breakers Golf and Tennis Clubhouse

Architect Brian Idle, Peacock + Lewis, responded to Council comments, questions, and concerns.

During discussion, President Pro Tem Bush requested seasonal data regarding food and beverage sales at the Palm Beach Par-3 Golf Course, if possible.

Brief discussion took place regarding the facilities at Abacoa Golf Club.

Consensus of Council was to cancel the February 25, 2016 Regular Session.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:33 p.m.


Melissa Teal, MMC, Village Clerk

**MINUTES OF THE COUNTRY CLUB FACILITIES FACT-FINDING TOUR
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
FEBRUARY 19, 2016**

Present: Robert A. Gebbia, Mayor
David B. Norris, Vice Mayor
Doug Bush, President Pro Tem
Darryl C. Aubrey, Sc.D., Councilmember
Mark Mullinix, Councilmember
James P. Kelly, Village Manager
Melissa Teal, Village Clerk

Absent: Len Rubin, Village Attorney

A fact-finding tour of area Country Club facilities was conducted on Friday, February 19, 2016. All members of Council were present. All members of staff were present, except the Village Attorney, who was out of town.

Also present were Golf Director Casey Mitchell, Finance Director Samia Janjua, Public Works Director Brian Moree, Human Resources Director Britoni Garson, Community Development Director Denise Malone, Village Manager's Assistant Joanna Cunningham, and Audit Committee Chairman Tom Magill. Brian Idle, Jamie Germaine, and Margaret Whisler from the firm of Peacock + Lewis were present.

Mr. Kelly noted that Council discussion would take place during the Special Workshop Session at 7:00 p.m. in the Council Chambers at Village Hall.

Participants departed Village Hall in the Recreation Department bus at 2:04 p.m. The tour encompassed facilities at the following locations:

- Delray Dunes Country Club
- Palm Beach Par 3 Golf Course
- The Breakers Golf and Tennis Clubhouse

The fact-finding tour was concluded upon arrival at Village Hall at 5:45 p.m.


Melissa Teal, MMC, Village Clerk

**MINUTES OF THE SPECIAL WORKSHOP SESSION
VILLAGE COUNCIL OF NORTH PALM BEACH, FLORIDA
FEBRUARY 10, 2016**

Present:

Robert A. Gebbia, Mayor
David B. Norris, Vice Mayor
Doug Bush, President Pro Tem
Darryl C. Aubrey, Sc.D., Councilmember
Mark Mullinix, Councilmember
James P. Kelly, Village Manager
Melissa Teal, Village Clerk

ROLL CALL

Mayor Gebbia called the meeting to order at 7:00 p.m. All members of Council were present. All members of staff were present, except the Village Attorney.

Mayor Gebbia explained the purpose of the meeting and advised the public that the presentation and supporting documents would be available on the website.

By consensus, Council cancelled the Workshop Session previously scheduled for February 11, 2016.

NORTH PALM BEACH COUNTRY CLUB CLUBHOUSE AND FACILITIES

Mr. Kelly noted the importance of having the data and information needed in order to define the scope of the Country Club project. Mr. Kelly advised that this meeting would provide more data on the cost of various Country Club amenities, and stated that information would continue to be shared and meetings held until the Council was comfortable moving the project forward.

Architect Brian Idle, Peacock + Lewis, gave a presentation on the Clubhouse and facilities entitled "How to Build a Clubhouse for the Next Fifty Years." Team members Rick Norton, Norton Consulting, Inc., and Ted Robinson, Private Club Associates, were present.

Mr. Idle briefly discussed the proposed pool/fitness building. Mr. Idle stated if the project was broken into phases, the pool/fitness building could be constructed first and used for operations while the new clubhouse was built, which would save a projected \$600,000 for temporary facilities.

Mr. Idle recommended the Council tour four or five other clubhouses in order to see the features and talk with the operators firsthand. Members of the media and the public would be invited as well.

During discussion, more information was requested regarding: costs for operating, maintenance, insurance, fitness center, banquet facility, and underground parking vs. cart barn; anticipated return on investment for banquet and other facilities; more income/expense line items included the cash flow analysis; suggestions for scaling back the project to reduce costs; and financial data if the Village continued to operate the restaurant.

Additionally, these topics were mentioned: overflow traffic; pool/aquatics parking; two buildings vs. one building; restaurant/banquet facility tenant(s) and lease structure; appropriate number of golf rounds; pool closure during the construction process; and construction contingency amount.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 9:00 p.m.


Melissa Teal, MMC, Village Clerk