

**PARKS AND RECREATION DEPARTMENT**  
**Central Area – Merritt Island/Beaches Service Sector**  
**Referendum Projects Committee Meeting**  
**Kiwanis Island Park Community Building – Kiwanis Island Park**  
**951 Kiwanis Park Road**  
**Merritt Island, FL 32953**

*Mitchell Ellington Sports Park Committee*  
Meeting Minutes for June 29, 2005

**MEMBERS PRESENT**

Marshall Hieronimus, Acting Chairman  
Rose Plummer  
Dennis Dougherty  
Rick Putnam  
Mark Geiger  
Bill Huminski

**MEMBERS ABSENT**

Terry Coapstick, Chairman  
Ken Ball  
Tammy Brown  
Jeff Noble  
Kim Smith  
David King  
Steve Ramsey  
Kristina Keer

**STAFF PRESENT**

Chuck Nelson, Parks and Recreation Director  
Cathie Schanz, Central Area Parks Operations Manager  
Sheila Hart, Central Area Secretary  
Angie M. Valdéz, Administrative Secretary

**PUBLIC PRESENT**

Steve Bodie  
Bill Palla  
Todd Parkoch  
Mary Hillberg

**I. CALL MEETING TO ORDER**

Marshall Hieronimus called the meeting to order at 6:03 p.m.

**II. APPROVAL OF FEBRUARY 2, 2005, MINUTES**

Correction to February 2, 2005, minutes: add all football programs will be moving to Mitchell Ellington, not including the flag football program. A motion was made by Rose Plummer; second by Dennis Dougherty to approve the corrected minutes of February 2, 2005. Motion carried.

**III. OLD BUSINESS**

Referendum Project Update – Cathie Schanz

- Rotary: Construction is underway. Almost done, currently scheduled for topdressing. Older field area is currently open. Newer field area should be opened in a few weeks. Drainage is a problem that we are working on with contractor and St. John's River Water Management.

- Jefferson: Construction is underway. We are doing the construction management of the track for the school as well as the referendum elements. A portion of the area for PE should be ready in August as promised to the school.
- Tropical/ South: Fields are done. Currently working inside the building as outside of building is complete. Should be completed by Fall Ball, which will be held at North.
- MILA/ North: Fields are done. Currently working inside the building as outside of building is complete. Should be completed by Fall Ball.
- Audubon/East: Project complete.
- Gardendale and Stevenson: Both complete and CO's have been issued. Both schools will have their Ribbon Cutting Ceremonies after school resumes. Area around Gardendale service pavilion is currently being irrigated and sodded by staff.
- Kelly East: Most Referendum projects are done. Will be adding access sidewalks leading out to gazebo on the point, upgrading electrical in park and adding parking lot lights to boat trailer parking area.
- Kelly West: Lights going in today for Tennis Courts. Will have two (2) tennis courts adjacent to basketball court allowing us to light basketball court also. Still need to do pedway from Kelly West to Stevenson, currently waiting on Roadways and Landscaping for the culvert installation. Sidewalk will be moved off North Banana River Drive into the park by Roadways and Landscaping (not referendum funded). Maintenance shed will be installed in the back but will be modified from original version because of budgeting reasons. Currently waiting on electrical and water connections.
- Kiwanis: Done.
- Edgewood: Working with the school's construction schedule. Will keep baseball field there and currently analyzing whether we should fix the building that's there or install a new building. Staff will be working on dugouts.
- Mitchell Ellington: Home Owner's Association looked into restoring the caretaker's cottage currently onsite. They determined it was too costly and not feasible to do. They will do fundraisers for community center and other projects in the park. The cottage will be demolished soon.

#### IV. **NEW BUSINESS**

##### Master Plan Options-*Chuck Nelson*

Will not be able to do everything originally planned due to shortage of funds.

Master plans were developed for each referendum site. The referendum plans were modified because of code and storm water requirements as well as requests from leagues. Construction costs have increased 30 – 40% since we initiated the Referendum and there was no way to anticipate. Prices of raw materials have increased and contractors are not even available to perform work in many cases. As a result our numbers for each projects were greater than expected.

Original MEP budget was 5.75 million dollars. Has been increased through grants, Football restroom/concession funding transfer and allocating additional monies to this project. Budget is now 6.5 million dollars but that's still not enough. Site work will cost 2.7 million for infrastructure, parking, sidewalks, access from Hall Road, drainage system and water and sewer. Land acquisition was 2.1 million dollars for such a desirable site with over 100 acres. Master plan for site includes football, which wasn't included in Referendum, but is a good fit for the Merritt Island Area.

Need to discuss priorities of what is needed. During budgeting process, there was a decision made to change the way that the monies are collected and distributed. North and South continued to collect debt and pay down early. Merritt Island decided that it was more important to reduce taxes, so the debt was never collected. Commissioner has indicated that problem will be fixed this year by relocating the money to the operating side of the budget instead of voted debt. Programming half million dollars to go toward Mitchell Ellington Park for this year, bringing total to 1.3 million. Price tag for everything on the Master Plan is approximately 3 million. Need to decide what the priorities are for the park elements so that projects can be completed in phases.

Senior League Baseball probably has the most pressing need because they only have one field available. Soccer has gained fields and will have additional space at Rotary and Jefferson in the upcoming year. Football needs to be discussed. The park should have amenities that serve the community as well. Would like to build one little league (softball) field, one adult softball field, the playground, and the tennis courts at a minimum. The community will still have access to soccer and green space in the initial phase.

Lighting costs have doubled due to Brevard County light ordinance, which is one of the most stringent in the State of Florida. Fixture prices have gone up, new generation of lights are being used thus letting us use fewer fixtures. Soccer fields: would sprig instead of sod fifteen (15) acres because we do have access to other fields in the area. What do we need to have? Minimum needs are: grass areas, fencing, irrigation and Senior baseball fields. Soccer comes down to lighting.

Soccer portion: \$450,000 without building;  
Softball portion: \$310,000 without building;  
Football portion: \$255,000 without building;  
Adult and Youth Softball portion: \$175,000 without lights;  
Tennis Court and Playground: \$150,000 without lighting;  
Total \$1.3 million without any buildings; buildings are approximately \$250,000 each.

The park will now have to become a phased project which should receive half million dollars each year over the next four (4) years. Not enough information currently available to make the decision about what to eliminate in this phase.

Football is allocated \$250,000.00, which moved from Kelly West to Mitchell Ellington. Could eliminate buildings for now and bring in concession-type trailers for now, instead of spending approximately \$250,000.00 on each building and just focus on building the lighted fields. Restroom/concession buildings cost more than we anticipated. You will need restroom facilities, whether they are porta potties or the pre-fab concrete bathroom and a stand-alone pavilion (which is much more cost effective than the restroom/concession buildings). Prioritize lights over buildings.

Committee requested staff provide a report of money spent to-date as well as costs per element and reconvene in one month.

V. **PUBLIC INPUT**

Neighborhood concerns: noise levels because berms are not as high as they were expected to be as they have been measured from the bottom of the ditch to a height of nine (9) feet. Drainage problems occurring now because heavy machinery has interrupted natural flow of water. Right turn lane out of park will be needed to handle the expected amount of traffic.

VI. **ADJOURNMENT OF MEETING**

The meeting was adjourned at 8:06 p.m.