

CHAIN OF LAKES RECREATION COMPLEX REFERENDUM COMMITTEE MINUTES

Minutes of the Chain of Lakes Referendum Committee Meeting, appointed by the North Brevard Commission on Parks & Recreation, held Thursday, November 8, 2001, 6:30 p.m., in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

Members Present

Dean Pettit, Chairman
Aimee Benson
Ed Bertot
Bill Canfield
Faith Chandler
Cecil F. Cornish II
Charles A. Daniel
Gayle Krisingha, Vice Chairman
Richard A. Moon
Mary Ann Pace
Mary B. Radcliff
Jim Yount
Tina Zediker

Members Absent Members Present A&E Present

Crizzer Kennedy
Frank Livingston
George Mikitarian
Pamela Shaffner
Dr. Laurence Spraggs
Laurilee Thompson
Rob Vieira

M.R. Simperts, BRPH

Members Absent

County Staff Present

Ron Jones, Surface Water Improvement Director
Charles S. Nelson, Parks & Recreation Director
Jack Masson, Assistant Parks & Recreation Director
Chuck Mays, Construction Coordinator
Cheryl K. Page, North Area Parks Operations Manager
Judy Inman, Administrative Secretary

Ex-Officio Members Present

Chuck Denman (City)
Chris White (NBCPR)

I. CALL TO ORDER

Chairman Pettit called the meeting to order at 6:35 p.m.

II. APPROVAL OF MINUTES

Minutes of the September 27, 2001, meeting were approved as written at the motion by Mary Ann Pace, seconded by Aimee Benson.

AYE: Benson, Canfield, Chandler, Cornish, Daniel, Krisingha, Moon, Pace, Pettit, Radcliff, Yount, Zediker.

NAY: None Carried 12-0

III. STAFF REPORTS—Softball Analysis

Chuck Nelson stated his concern that trends in softball have been dropping off. Two tournaments were canceled at Stradley in the past year. In 1997, there were 51 men's teams in North Brevard at Marina; this year there were 39 teams.

In 1997, there were 11 coed teams; this year there were nine, and there were 22 last year. In talking with USSSA and ASA, coed is a stronger number. In 1997, there were nine women's teams, but there were none this past year. In 1997 there were 21 youth teams, and last year there were 20. This is consistent in all of the softball programs. In the last meeting the committee discussed eight full softball fields. The A&E presentation will address that. Mr. Nelson stated he is concerned not to build more than is needed and thereby end up with a white elephant. There are very few places in the State which have that number of fields which might be filled once a year, but that is a lot of expense. With the Referendum it will be going from three to eight

fields. If one takes it beyond that the question, it might be asked why was it over built when the trends were known. Mr. Nelson asked the committee to keep that in mind during A&E presentation. Chairman Pettit inquired if a softball tournament can be done on six fields. Mr. Nelson responded that four fields is what is typically used. Some major complexes may have more. Polk County has more athletic fields which tourist dollars built, but they don't have beaches.

Faith Chandler inquired if staff had cost it out. Mr. Nelson indicated that is a moot point at this time.

IV. PERSONAL APPEARANCES

Ken Zediker inquired what the other four fields are for. Mr. Nelson responded the Referendum called for four 305' adult and four 200' women's size. Ken Zediker inquired where teenagers will go. Mr. Nelson indicated they can play on full-size fields. Mr. Zediker inquired who will play on four youth fields. Faith Chandler stated the youth through high school play on 200' fields. Mr. Zediker indicated the youth need 300' fields and use two adult fields presently. He stated he thinks it useless to build four more fields. Youth fields do not always work for North Brevard Youth Softball Association. Mr. Nelson reported that initially PAL fast-pitch girls' were included in the process. Ms. Chandler noted the other fields are not being eliminated. Use of various size fields was discussed, along with tournaments. Mr. Nelson suggested if looking at design maybe one additional full size and a couple smaller fields could be considered.

Motion by Faith Chandler, seconded by Mary Radcliff, to consider the thoughts and table until it is heard why there aren't six full-size fields.

AYE: Benson, Canfield, Chandler, Cornish, Daniel, Krisingha, Moon, Pace, Pettit, Radcliff, Yount, Zediker.

NAY: None **Carried 12-0**

V. OLD BUSINESS

A. Cross Country—Mrs. Page indicated she was asked to put this item on the agenda so it isn't forgotten. Bill Canfield talked about incorporating running trails into the facility. At the last meeting, there was a lot of talk about it being paved. Cross country wants to use trails, but doesn't want to run on blacktop. Wood chip would be desirable. If you put in running trails cross country is very easy to integrate. It is nothing special cost wise.

Ms. Chandler indicated she thought the paved trail was on the west side and on east side it was unpaved. Chairman Pettit suggested seeing the drawings.

B. A&E Presentation—M.R. Simpers presented a new board and the old board for mockup. The ballfields were six at 350' and two at 200'. The problem is it would cost \$500,000 to pipe the ditch between the softball field fans. Mr. Simpers reported he approached it from geometry standpoint, to see what could be done to meet requirements for softball fields and still get a pleasing look. Another important element is the stormwater lakes. The general consensus is the stormwater is doable. Water off the road and paved areas must be contained. Swales by road give pre-treatment. There are paved loops, paved handicap spaces and grass parking with headers. There are over flow parking lots, three tot lots, water feature, 8' wide paved trail on east of lake on top of berm which is 20' wide. Faith Chandler inquired why it is paved on the east side. Mr. Simpers responded he is concerned about the City's plan for a trail. Richard Moon inquired if it is not paved, would there be less runoff. Ms. Chandler inquired if that is good for the wetlands. Mr. Simpers reported the berm slopes into lake. Chairman Pettit noted the wetlands are very good about storing excess water. Mr. Simpers indicated the lakes could take about ¼" rain from even across US 1. Ron Jones reported the contributing area as currently defined is about 2000 acres and therefore looking at ½" for new construction so ¼" for retrofit is excellent. Mr. Simpers noted the wetland will be re-hydrated. Mr. Nelson noted the problem with pavement is, the oil dripped from cars.

Mr. Moon inquired of the possibility, since BCC has paved parking, could it connect and get from north to south and maybe wouldn't have to pave the trail.

Chairman Pettit stated, as to continuity, the Titusville Environmental Commission identified the Greater Titusville Heritage Trail and is applying for FRDAP grant for 12' wide trail connecting Wuesthoff Park to WW James Park. They are also working with the MPO to connect with other trails to ride bikes from Key West to Maine. It would be an Eco-tourism draw and an alternative mode of transportation. He also noted including connecting to Paces Landing, an historic site. Mr. Simpers indicated it may initially not be paved. Chairman Pettit stated he would like to see a wetlands shoreline along the lake.

Mr. Simpers stated he initially considered a trail along an enhanced wetland, but a million could be spent just replanting wetlands and an elevated boardwalk as trail system. Discussion ensued regarding a handicap access tower with 40' platform or continue with railroad crossover structure, with two observation towers with connection. However, the railroad requires a 35' clearance.

Mr. Simpers showed the dock element and asked what will be able to be done with the wetlands. He hopes to resolve in next few weeks. Ron Jones in working with St. Johns River Water Management District (SJRWMD) for the absolute lines of delineation which are not shown here. They want to clear areas to encourage native species. As to the trail element, SJRWMD is encouraging boardwalks and trails. Ron Jones occasional trails may be allowed in the wetlands areas.

Mr. Simpers continued his report, saying, the creek drops 3' and proposed three low concrete block walls covered with coquina. He plans to keep the canopy of trees and natural vegetation with removal of Brazilian pepper. The southern red cedar area needs pepper removed. Fill from the lakes will be used to build site. Some trees in other areas will remain, but many will be replaced. There are two lighted soccer fields, plus area for combination of layouts, a 4-bay maintenance facility. A nice serpentine road ties it all together. It is a very pleasant cozy, full, comfortable park.

Chairman Pettit inquired of cross country's take. Bill Canfield indicated the area near BCC would be a good start and finish. It was noted there may not be money to pave the east trail.

Mr. Simperts indicated the County told BCC it will do the connector road, which needs treatment, and BCC is working with an architect so he is reluctant to use BCC's area. Bill Canfield stated cross country only needs 100-300 yard straightaway for start and finish lines which should fit into green area near BCC. Richard Moon stated it would be fine to show it in that area. He doesn't anticipate building in that area in the next 5-10 years.

Faith Chandler noted the tot lot is in a dangerous area and suggested moving it to the overflow parking south of the soccer fields.

Bill Canfield inquired of the parking capacity at this facility. Mr. Simperts responded it is probably more than needed.

Gayle Krisingha inquired if cost is known yet. Mr. Simperts is doing some estimates on required things relating to BCC and stormwater. Ms. Krisingha inquired if this is Referendum money. Mr. Simperts responded there is Referendum money and asked Ron Jones about other funding. Ron Jones reported he has identified \$2.5 million, plus another \$.5 million potential, plus stormwater management program funding over a multi-year period. He hopes to expand from here to north and to south.

Aimee Benson inquired if this will be decided fast enough to get the FEMA money. Ron Jones reported, as part of the work with Titusville, some of the elements which are started and working on will use FEMA money, such as piping the Coleman ditch. A \$500,000 grant from FEMA has been applied for and all of the FEMA funds will be used by mid-December. Ron Jones indicated that between the work already completed and the materials cost the FEMA's portion of that funding will be exhausted.

Chairman Pettit inquired about the red dots in bushes. Mr. Simperts reported the artist says poinsettia season is coming on. Jim Yount stated that one concern is being able to get across the lakes, and would like to get across lake on BCC property. Mr. Simperts indicated that can be done and noted the trail system has areas to be addressed. Mr. Simperts reported that the vegetation removed will be used for mulch on trails.

Ron Jones asked if the committee feels two crossover points are adequate. Faith Chandler stated her concern about navigating through the lakes. Ron Jones stated it is fully intended to go from one end to the other. Mr.

Simperts will price out two options, one with short bridge; a 150' bridge would be \$90,000. Another option is an arched culvert which would give 5' overhead clearance for canoes, which he envisions being 15' wide.

Chairman Pettit indicated he would like to see more shoreline vegetation for a wading bird habitat. Mr. Simperts indicated trees are shown. Mr. Nelson noted trees will need to be planted which is a long-term commitment with available funding.

Ron Jones highly encouraged the committee to look at reserving enough funds to make sure that the system of the active recreation is highly landscaped. Sometimes there is an effort to meet needs that don't exist at the present, but it would be better to spend the money on active areas. Stormwater is required to do planting over a multi-year period. Pepper busting and planting activities could be done with volunteers.

Cecil Cornish inquired if there are any wildlife viewing areas on the east trail. Mr. Simperts suggested one observation tower. He would love to do something at Paces Landing. In another area a railroad crossing cost \$300,000. Richard Moon inquired about a boat ramp. Mr. Simperts reported he was thinking only of canoes and kayaks. Mr. Moon observed people will run a vehicle as close as they can to the water. Jim Yount inquired if jet skis will be prohibited. Chairman Pettit and Mr. Simperts responded they would think so. Gayle Krisingha reminded the committee that this is a sports complex. She loves the lake, canoes, runners, but needs fields which is what the Referendum covers. After fields are built money can be spent on things like boat ramps. Mr. Nelson stated Parks and Recreation has the ability to designate non-motorized boats. Mr. Simperts noted a sandy beach sounds nice, but he wouldn't want to allow swimming. Mr. Nelson will work with Fish and Game to stock the lake for catch and release.

Mr. Simperts reported there are drawdowns every 100' to hydrate wetlands and continue out in natural fashion to culverts under the railroad. Ron Jones noted Mr. Simperts is designing the park and the configuration of the lakes. Post, Buckley, Schuh & Jernigan (PBSJ), another engineering firm, will be working with Mr. Simperts on the crossings/culverts under the railroad. Florida East Coast Railroad is willing to work with the County and the City to accomplish what needs to be done. Mr. Jones noted there are good viable wetland systems, and some very impacted systems, so there may be the need to control pipe systems with structures.

They are looking to try to have a multitude of drawdowns to spread water in wetlands. Tony Koromilas inquired if there could be a connector to the lagoon for canoes. Mr. Simperts responded it is not possible. Ron Jones stated it is never going to happen as it is a permitting impossibility. What is very doable is a launch at one end and pickup at other end at river.

Bill Canfield stated it all looks great, playing with numbers this week, if facility can be done with money available, but some needs to be done over a several year period. If ballfields can be done with Referendum money available, that will be good.

Faith Chandler suggested bringing the discussion back to the softball fields. Mr. Nelson suggested seeing if one 305' field would fit in the smaller fan, which would end up with two 200' and one 305' for a total of three fields in that fan. Faith Chandler noted the Referendum says eight fields. Mr. Nelson said there is the flexibility to change the number if the size changes. Tina Zediker asked about two large and two small fields. Work was done on board to try to fit various size fields. The number of NBSYA teams were discussed. Tina Zediker indicated she would like to be in one area for the concession. Mr. Nelson responded there can be one full and two smaller fields and the concession in the area. Mary Radcliff noted the trends given was that league participation was falling except for the youth and questioned doing away with one of the youth fields. Faith Chandler noted a larger field can be made smaller. Mr. Simperts stated he can fit one large and two small fields. Mr. Nelson stated his concern that four small fields are too many. All teams in North Brevard are currently playing on the same three fields.

Faith Chandler made a motion to vote on whether one large and two small fields or four small fields. There was no second.

Motion by Jim Yount, seconded by Mary Radcliff, to change to one large and two small softball fields.
AYE: Bertot, Canfield, Chandler, Cornish, Daniel, Moon, Pace, Radcliff, Yount, Zediker.
NAY: Benson, Krasingha, Pettit Carried 10-3

Discussion ensued about who uses what fields. Mr. Nelson explained it wasn't done for the adults. It was the choice because of space available. Gayle Krasingha noted the Referendum said four youth fields. Chairman Pettit inquired about the possibility of all eight fields being used. Mrs. Page responded that would be only in the summer when both NBYSYA and adults are playing. Mr. Nelson noted a comment was made about spirit of

the Referendum. The Referendum didn't talk about cross country and a lot of other things. The Referendum said four girls' softball fields, but didn't catch there are some coed teams. It's not being arbitrary. It is more important to meet the needs of the organization.

Aimee Benson noted if they were 200' fields, women could use them. The only women's teams have been playing at Fay Park in Port St. John. Women don't want to play at Marina at night due to poor lighting. Maybe when this complex is built, more women's teams could come up here. Older kids could use the other four fields. Mr. Nelson noted their concern was distance from the concession field. Ms. Benson suggested they could use the fields nearest the other fan, noting it's merely a scheduling issue.

Mary Radcliff asked Tina Zediker her concern.

Motion by Gayle Krasingha, seconded by Mary Radcliff, to extend the meeting 30 minutes.
AYE: Benson, Bertot, Canfield, Chandler, Cornish, Daniel, Krasingha, Moon, Pace, Pettit, Radcliff, Yount, Zediker.
NAY: None Carried 13-0

Ms. Zediker reported the numbers are dropping because women play on the worst field. She thinks the numbers will go if there are the right fields.

Jim Yount inquired if the committee was changing the vote or just discussing. Chris White stated if following Roberts Rules, someone who voted for the motion could make a motion to change the vote.

Mr. Moon stated at some point Mr. Simperts is going to need a motion if this is the direction the committee wants to go. Chairman Pettit stated it is rapidly reaching that point.

Mary Radcliff stated she is hearing different issues. She asked, what is the main issue, and can sticking points be clarified? Chairman Pettit stated the committee is trying to make sure softball gets the facilities they need. If sticking points are clarified, all can walk out feeling good.

Chairman Pettit stated he wants to make sure there are no kids waiting to play. Mr. Nelson indicated that regardless of seven or eight fields, that won't happen because you are going from three to seven or eight. The question is, are you meeting the needs of the organizations?

VI. NEW BUSINESS—None

VII. PUBLIC INPUT

Tony Koromilas stated he would like to see the trail closer to the river, and add another road by railroad. Mr. Simperts noted the discontinuity in property ownership on east side. Half of length may need to be a boardwalk because of too much impact to wetlands.

Jim Yount stated he would also love to see trail closer to river, but still wouldn't be able to see the river from west side of railroad because of trees. Ron Jones stated the potential for having riverside trail exists, but it can't occur until some other issues have come to closure. He suggested that until those issues come to closure, it would be best not to show that. That is certainly something both Parks and Recreation and BCC have shown a keen interest in. It can be considered at a later time. A lot of work would have to be done with FEC. It would be wise not to show that at this time.

Cecil Cornish stated, on eastern trail if that is designed well, there would be a really nice nature trail, however, if it runs through wetlands, there is nothing to see. He requested designing it as user friendly and as close to water as possible. Mr. Simperts noted the berm is to hold water back, and is 20' wide, but it could slope on sides at times. The question, is do you want to pave that? Mr. Cornish noted maintenance costs associated with it. Mr. Simperts stated he could make it higher and curve, but there are problems with it.

Ms. Krasingha inquired what the next step is if the committee votes to approve this plan. Mr. Simperts stated contractually he was under the opinion he would do one final layout, with no more public meetings for him. Mr. Nelson will take the plan to City Council to bring them up to date. Mr. Simperts had hoped to have it done by Thanksgiving. He needs to draw the plans, then bid it with PBSJ and Ron Jones. Mr. Simperts needs to know his scope so he get the pricing. Mary Radcliff inquired if the committee needed to make final approval tonight. Chairman Pettit stated it would be good. This is the flagship project and will make the most impact.

Ed Bertot inquired about basketball, to which Mr. Simperts responded there is no room.

Jim Yount asked about chain-link fence. Mr. Simperts indicated it would be used only to secure the property and in soccer fences are 4' to keep players off roads. Jim Yount posed questions about electricity which Mr.

Simperts addressed. Mr. Nelson stated power is underground.

Ms. Krasingha asked if the committee will see what the outbuildings look like. Mr. Nelson and Jack Masson explained another firm is doing all the standard buildings in the Referendum.

Motion by Ed Bertot, seconded by Mary Ann Pace, to approve the plan with modification of three cluster softball, modification of moving tot lot and water feature up to overflow parking by soccer, connecting trail system on south side, and straight section in trail for cross country.

AYE: Benson, Bertot, Canfield, Cornish, Daniel, Krasingha, Moon, Pace, Pettit, Radcliff, Yount, Zediker.

NAY: None

Carried 12-0

Mrs. Page reported Pam Shaffner was absent due to surgery and Laurilee Thompson was involved with the birding festival. Dr. Laurence Spraggs was working.

The meeting adjourned at 8:22 p.m. at the motion by Mary Radcliff, seconded by Gayle Krasingha.

Respectfully submitted,

Dean Pettit, Chairman

jbi