

NORTH BREVARD COMMISSION ON PARKS & RECREATION

Minutes of the regular meeting of the North Brevard Commission on Parks & Recreation (NBCPR), an advisory board, held Thursday, July 10, 2008, in the Brevard Room of the Brevard County Government Complex-North.

Members Present

Ted Beck, Chairman
Dr. Ron Bobay, Vice Chairman
Barry Gainer
Dick Gossett
Shawn Harris
Gigi Henkel
George Newman

Members Absent

Scott Johnson

City of Titusville Elected Officials/Staff Present

Walt Johnson, City Council
Grace Galiano, Redevelopment Planner
Brevard County Staff Present
Don Lusk, Parks and Recreation Director
Cheryl K. Page, Assistant Parks and Recreation Director
Terry A. Lane, North Area Parks Operations Manager
John Dacus, Parks Maintenance Superintendent
Richard L. Tucci, Recreation Superintendent
Chuck Mays, Construction Coordinator
Judy Inman, Administrative Secretary

I. CALL TO ORDER & ROLL CALL

Chairman Beck called the meeting to order at 5:05 p.m. and called for a moment of silent prayer, and welcomed Walt Johnson, Grace Galiano, and Martha Long.

Motion by Shawn Harris, seconded by Barry Gainer, to excuse absence of Scott Johnson.

AYE: Beck, Bobay, Gainer, Gossett, Harris, Henkel, Newman

NAY: None **Carried 7-0**

II. PUBLIC COMMENT (items not appearing elsewhere on the agenda)

Joan Wheeler expressed concern that properties continue to be purchased, questioned where money is coming from, expressed concern about the price of the Marr property, questioned if appraisals are being done, and stated each month the papers seem to be different.

III. APPROVAL OF MINUTES

Motion by Dick Gossett, seconded by Shawn Harris, to approve the minutes of the June 12 and June 30, 2008, with a correction on day of the week for June 30 meeting from Thursday to Monday.

AYE: Beck, Bobay, Gainer, Gossett, Harris, Henkel, Newman

NAY: None **Carried 7-0**

IV. REFERENDUM & OTHER PROJECTS

A. Reports—Chuck Mays reported as follows:

- Chain of Lakes (COL)—Handicap parking at two playgrounds is completed, artificial turf was laid at the soccer pavilion and property purchased next to the park was cleaned up.
- Cuyler Park—Gym floor low bid was not approved. Prequalification for second low bidder is July 23.
- Harry T. & Harriette V. Moore Memorial Park—Phase 2 design for the replica house is underway.

There is a 20' boundary dispute with a neighbor. The two surveys ordered by the County agree with each other and existing boundary. Staff will meet with County attorney.

- Pritchard House—Three proposals were received today for renovation of the house. The selection committee is to meet July 25.
- Sand Point Park—Work is underway to install nine replacement pavilions. Six are 18' hexagon shape near the playground that will be tied together with a Pedway for handicap accessibility. Three are 34' hexagon shape to the east and on the point. Completion is anticipated for late August.
- Scottsmoor Meeting Hall—There are permitting issues. There isn't space for the 15 ADA parking spaces required.
- Titusville Veterans' Memorial Fishing Pier—The 90% plans are to be received in the next few weeks.

Dick Gossett requested staff contact DRMP and have design documents for the next meeting.

Shawn Harris requested a copy of the preliminary landscape design for Cuyler for a meeting tomorrow morning.

B. Marina Park Referendum Project Base Bid, Add-on Items, and Funding—Terry Lane introduced Rodney Honeycutt and Dan McGhee. Mr. Honeycutt reported they met with SJRWMD about the boat ramps and new requirements for removal of phosphate materials. It looks like a sea grass study will not be required for the boat ramps. The wet pond was reduced and shallow dry ponds, where water will drain first, were increased to achieve a 90% reduction in phosphates as required. Dry ponds should be dry 72 hours after a major rain.

Mr. Honeycutt further reported a pre-application was submitted to the City of Titusville. City Code requires

additional curbing at all parking spaces, not just at landscaping, for which a variance will be sought later this month. A variance will also be sought for partial sidewalk along the road. The City requires a minimum of 89 parking spaces to be paved and will not entertain a variance, therefore in addition to the 40 paved boat parking, 37 spaces will be paved next to activities of most use. The light spaces on the drawing are stabilized grass parking. A verbal request was made to City and Public Works has agreed to pay for some of the parking spaces near the mooring facility, a portion of the lift station, and any additional Stormwater for additional paved spaces.

Mr. Honeycutt reviewed the cost estimates and reported the cost of the boat ramps went up to make them more durable and to require less maintenance. The County can purchase some of the picnic structures, gazebos, skateboard park and splash park items so the contractor would put in only slab and utility connection. Contingencies were moved to the end of the list. He noted that on the drawing, the lake was reduced and now has a serpentine shape. Dry retention ponds were added between the existing ball field and parking and away from the seawall.

Shawn Harris inquired about phasing. Mr. Honeycutt suggested priority items 1 and 2 would be in the base bid which would provide the boat ramps, parking, rest room and lift station. Others could be add-on items. Some prices were changed to be more accurate. Terry Lane stated he believes the numbers are conservative. In response to an inquiry from Dick Gossett regarding the joint lift station, Mr. Honeycutt indicated he allowed \$50,000 in this budget and that the City is talking about a regional station but the City doesn't have the numbers yet for what they need.

Public Comment

Joan Wheeler noted what started out at \$1.5 million is now over \$3.5 million, and questioned the bonds and who would pay, need for a kitchen, expensive boat ramps, maintenance building, missing sidewalk along the river, if the Marina Park Referendum Committee had put their stamp on all these things, and how all this could be paid for in these times.

Martha Long stated she was delighted Marina Park is moving along. She stated she was asked by the Titusville Environmental Commission to speak on behalf of them as their chairman, Dean Pettit, could not be present, that he would like a meeting regarding ideas for landscaping at Marina Park. [See discussion under IV.C]

Susan Canada asked Mr. Honeycutt if lights from a newer field will be moved to the remaining field which

Mr. Honeycutt confirmed is being looked at now. She noted bids are coming in 30% less which may be true for this project, that the boat ramps are important for leaving the river during lightning storms, that she is getting questions about completion of the park that is used by a lot of the community near the park, and asked the NBCPR to commit \$3,693,000 to the project tonight.

Chairman Beck noted the Referendum Committee had approved the plan and reported he has attended many meetings on behalf of NBCPR and has been assured there is money for Marina Park. He stated the catwalks were approved for \$1 million. Mr. Lane reviewed the matrix and available revenue. Chairman Beck stated that if the Marina Park project were to be sent forward tonight to go to bid, the NBCPR will be able to eliminate items if the bids come in high. Mr. Lane noted it won't be put on the street until the 100% drawings are ready.

Dr. Bobay spoke for deciding later about moving money in order not to compromise other projects. Terry Lane reported changes on the matrix are cash available from month to month, the \$1.8 million is now identified on the revenue side, and some of the enhancement requested preliminary estimates were reduced. He noted there is \$600,000 beyond the \$3.4 million from FEMA for pier replacement that could be moved. Dr. Bobay cautioned the \$3.4 million from FEMA may not be firm.

Dick Gossett inquired if there is an analysis of how much money is required to complete the projects in the green brochure. Terry Lane stated they are identified on the matrix. Mr. Gossett suggested moving the uncompleted things forward such as the Sandrift playground to get something moving.

Shawn Harris noted that a request had been made to update the matrix and Sandrift playground estimate hadn't been updated to \$55,000. He said he had a commitment to \$1.48 million in the brochure for Marina Park, but not \$3.6 million at this time and that the NBCPR needs estimates as close as possible for the uncompleted projects in the green brochure. Mr. Lane explained the challenges in estimating costs because of unknowns. Dr. Bobay spoke for staying with the original budget for Marina Park and to complete projects one at a time in order to have money for all projects.

Dick Gossett suggested that if the \$1.8 million were put into Marina Park, items through the skateboard park could be completed. Dr. Bobay cautioned against taking money out of operating budget and putting it into capital budget when there are budget cuts in operations and would take away from maintenance. Discussion ensued over actions from the June 30, 2008, NBCPR meeting where Don Lusk and Terry Lane answered questions.

Walt Johnson spoke for an a la carte bid now for Marina Park. Discussion ensued on a base bid of priority items 1 and 2, plus add-on items, the need for a budget for Marina Park and that there is \$1.48 million currently identified. Mr. Mays reported staff is working with Purchasing to determine the procedure. Mr. Honeycutt explained the bond item listed on the cost estimate is for a performance bond, not part of the Referendum bonds.

Motion by Ron Bobay, seconded by Shawn Harris, to bid Marina Park priority 1 and 2 (boat ramps/ infrastructure and restrooms/infrastructure) and bid priority 3 through 8 as alternate add-ons to be considered at a later date.

AYE: Beck, Bobay, Gainer, Harris, Henkel, Newman

NAY: Gossett **Carried 6-1**

Mr. Honeycutt noted that add-on items would have to be decided at the time of bid award. As to timing, Mr. Honeycutt noted some things could be done in house and some could be done by contractors in place, but permits are needed first which should take 90-120 days for everything including boat ramps that take the longest.

C. North Brevard Referendum Prospective Projects (Matrix)

Public Comment

Joan Wheeler stated the matrix is somewhat confusing, asked who committed the money to City for the North Brevard Senior Center, questioned if the City will be able to repay the money, asked what else is there, if Parrish Medical Center put money into the pot, and if the County was in the business of making loans to the City.

Mr. Lane clarified that there will be engineering and bond costs associated with priority items 1 and 2 of about 10% per Rodney Honeycutt, noting it is a conservative estimate.

Susan Canada spoke for going through priority item 3 for Marina Park to provide picnic tables for lower income level people using the park. She reviewed other projects from the green brochure and encouraged remembering the low income people who can walk to Marina Park but not to COL. She also encouraged putting in lighting for the ballfields.

Martha Long asked for action on her request earlier in the meeting. Mr. Lane suggested Mr. Pettit make a personal appearance at the August NBCPR meeting and noted the plan must be done through the City and fit into the permitting and budget. He stated the Marina Park Referendum Committee knew there would be landscaping at the park but were more concerned about the other elements. He stated there is time for the

landscaping plan and staff could be directed to work with Mr. Pettit.

Motion by Dick Gossett, seconded by Gigi Henkel, for staff to work with Mr. Pettit and bring a recommendation to this advisory board for Marina Park landscaping.

AYE: Beck, Gainer, Gossett, Henkel,

NAY: Bobay, Harris, Newman **Carried 4-3**

Prior to the vote on the motion, Mr. Harris expressed concern about circumventing the committee and suggested they could be invited to the NBCPR meeting to meet with the NBCPR or meet before the meeting. Ms. Long stated she was quite sure Mr. Pettit would be pleased to meet with staff and discussion if it would be worthy to bring it to the committee or advisory board. Discussion ensued as to whether or not the Marina Park Referendum Committee should hear the matter first.

Chairman Beck drew attention to a letter in the packet from Charlie Mars requesting \$150,000 to complete the Apollo Monument at the U.S. Space Walk of Fame.

Shawn Harris made a motion that failed for lack of a second, to table the item and reconsider at a later date after the projects in the brochure are funded.

Motion by Barry Gainer, seconded by Ron Bobay, to deny Charlie Mars' request to fund \$150,000 for the U.S. Space Walk of Fame.

AYE: Beck, Bobay, Gainer, Gossett, Harris, Henkel, Newman

NAY: None **Carried 7-0**

Considerable discussion ensued on the \$1,800,000 moved to the Referendum matrix at the June 30, 2008, meeting. Mr. Harris took exception to the motion in the minutes of June 30 in that it was not to include a commitment to a maintenance facility and not to commit to capital or operating. He and Mr. Gossett read various portions of the minutes from June 30. Mr. Lane stated he didn't have time to compile the operations complex figures requested on June 30. Dr. Bobay suggested having staff make a rank and order for uncompleted projects including the maintenance facility.

In response to inquiries from Mr. Newman, Mr. Lane explained the need for a new maintenance and operations complex as they are currently on leased airport property which they have outgrown and there are issues with flooding during heavy rains. The only funding in the regular budget is for the leased property. Possible locations are W.W. James Park and COL near the new entrance road and possible expansion of the COL maintenance facility, and less than five acres would

be needed. It is before the NBCPR because the funding is from operating and maintenance Referendum reserves. Now that property values are going down, it is anticipated the surplus will go away in 2009. Mrs. Page noted the NBCPR makes recommendations for all of North Area Parks Operations, not just Referendum funding, and there aren't and won't likely be funds for this in the regular budget. Barry Gainer cautioned citizens would question why building this facility when other projects are not done.

Dwight Seigler stated the water problems should have been taken care of earlier and the Mims and Scottsmeer people would be terrified if they find out there is \$1.8 million and a maintenance facility were to be built before other projects are done. He stated people are being hoodwinked because the public didn't know this money was available. Chairman Beck stated no one is trying to hoodwink anyone and objected to such language.

Susan Canada stated she thinks hoodwink is a good term. She suggested that because the maintenance facility covers more than just Referendum projects, it should come from Parks and Recreation regular fund as it was not in the green brochure. The \$1.8 million should go to other projects and needs to stay in the budget until the Referendum projects are built and done.

Motion by Barry Gainer, seconded by Dick Gossett, to send the Sandrift Community Center playground and Cuyler Park picnic facilities out to bid.

AYE: Beck, Bobay, Gainer, Gossett, Harris, Newman

NAY: Gossett None

Carried 6-0

Discussion prior to the motion included priority of projects. In response to inquiries from Dr. Bobay, Terry Lane reviewed the uncompleted project elements and projects waiting to begin as listed in the green brochure and stated he believes all the items lagging behind are of equal priority to him and in his opinion should be completed prior to other requested enhancements. Shawn Harris expressed concern over lack of a method, precedence or criteria to identify projects for completion and asked for an explanation of the method/criteria used to bring items to the floor for a vote. Mrs. Page explained she was deeply involved in the green brochure for the 2000 Referendum. It certainly was the intent for all the items to be completed, but construction costs have increased. She stated she likes Dr. Bobay's suggestion to tally items not completed and bring to the next meeting. Shawn Harris interjected he has been requesting that all along, and now Dr. Bobay asks for it and all of a sudden it makes sense. Dr. Bobay indicated

to him the matrix is adequate and noted the amounts are only estimates until bids come in at which time decisions can be made on the dollar amounts. Terry Lane noted there have been citizen inquiries as to why a few things have not been completed. At this time the playground at Sandrift and picnic facilities at Cuyler are the most requested. At this point the motion was amended by Barry Gainer and accepted by Dick Gossett to include Cuyler Park picnic facilities.

George Newman suggested going to bid on anything that is ready in order to make movement forward. Mr. Lane stated some projects are not ready to move forward and the Sandrift playground and Cuyler picnic facility are in the best position to go out to bid. In response to a comment from Dr. Bobay, Terry Lane stated staff brings items to this commission when staff has done all they can. Dr. Bobay mentioned a term "value of engineering," and with escalating costs, sometimes it is necessary to look at original intent and decide what to give up. Terry Lane agreed because in the original plan, there was one playground for NBYSA, one for adult softball, and one for soccer. Because of limited space, one playground was put in to service both softball complexes and one at soccer using a \$200,000 FRDAP grant for the playgrounds and other components which met citizen's requests for playgrounds at COL.

The vote was taken at this point after which there was discussion introduced by Barry Gainer about not building the third playground at COL. Terry Lane noted Marina Park was changed from athletic fields to boat ramps and confirmed for Mr. Newman that the two playgrounds at COL are larger than what was originally planned for the three playgrounds

Ted Beck suggested discussion can continue on the matrix next month if there are new figures. Dr. Bobay stated he is happy with what he saw here.

V. OLD BUSINESS

Susan Canada, read from the 2006 ballot language, noting it didn't say enhance, and but only said enhance in the paid political announcement from PMC and that the maintenance facility and catwalks were not in the green brochure. Ms. Canada reported the catwalks were approved by the BOCC. Mr. Newman and Chairman Beck stated the NBCRP can't be held responsible for what the BOCC has done. Barry Gainer stated it would be short sighted not to provide facilities to maintain the projects.

VI. NEW BUSINESS

None.

VII. REPORTS

A. Advisory Board Members on Assigned Parks—In response to an inquiry from Dick Gossett regarding replacement of the railing at the pier, Mr. Lane reported the County put up a chain-link fence and the City and County risk managers are discussing the matter. Because the City is the property owner, it is the opinion of County risk manager that the City insurance should cover that. The new interlocal agreement being drafted is clearing that issue up whereby the County would secure an insurance policy for the City. Terry Lane noted it is expensive to insure piers and facilities on the water. Walt Johnson stated it is expensive to insure against storms, but theft might not be as high.

In response to an inquiry from Dick Gossett regarding the Tiki hut at the pier, Walt Johnson reported it was approved at City Council last night but the concessionaire has to meet City code. City staff is working with the concessionaire.

Mr. Harris thanked staff for the excellent job they did for the dedication of Crandall J. Warren building at Cuyler Park, stating everything was beautiful.

B. City of Titusville Staff Report—No report.

C. North Area Parks Operations Staff Reports—Terry Lane expressed appreciation for the parks advisory board.

The meeting adjourned at 7:22 p.m.

Respectfully submitted,

Ted M. Beck, Chairman

jbi