

## NORTH BREVARD COMMISSION ON PARKS & RECREATION

Minutes of a workshop of the North Brevard Commission on Parks & Recreation (NBCPR), an advisory board, held Thursday, November 13, 2008, in the Brevard Room of the Brevard County Government Complex-North.

### Members Present

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

### Members Absent

Shawn Harris—Working  
Scott Johnson—Working

### City of Titusville Elected Officials/Staff Present

Council Member Conrad Eigenmann, Liaison  
Grace Galiano, Redevelopment Planner

### Brevard County Staff Present

Kathie England, Administrative Aide to Commissioner Scarborough  
Cheryl Page, Assistant Parks and Recreation Director  
Marsha Cantrell, Parks Support Services Manager  
Terry A. Lane, North Area Parks Operations Manager  
John Dacus, Parks Maintenance Superintendent  
Michael J. Rubacky, 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.

### Motion by Barry Gainer, seconded by Gigi Henkel, to excuse absences.

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

**NAY: None** **Carried 6-0**

Chairman Beck welcomed City Council Member Conrad Eigenmann.

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

Bob Wille expressed concern about a drainage issue at Sand Point Park and asked that it be considered in plans.

### III. APPROVAL OF MINUTES

### Motion by Dick Gossett, seconded by Barry Gainer, to approve the minutes of October 9, 2008.

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

**NAY: None** **Carried 6-0**

Chairman Beck and Terry Lane explained for Dick Gossett that the only difference between a regular meeting and a workshop is that a workshop is less formal. Action can be taken at a workshop.

Chairman Beck asked that Item III.B be heard first. Minutes are in order of the printed agenda.

### IV. REFERENDUM PROJECTS

A. Mims-Scottsmoor Community Center Referendum Project—Marr Property—Chairman Beck announced, per recommendation by an Assistant County Attorney, he and Jan Alwine would not be voting on this subject.

Mr. Lane explained that even though they have no direct financial interest in this, they are with the same company as the Marr property listing agent. Vice Chairman Bobay presided over this part of the meeting.

Terry Lane reported, per Florida Statute 125.355, a second appraisal would be needed to purchase the property because the appraisal exceeds \$500,000, and that the owner may not want to sell at a price within the parameters of the Statute.

### Public Comment

Anjelika Teynor, listing agent for the property, enumerated the following (1) all communities involved favor the Marr property, (2) appraiser was given some erroneous information by the County regarding commercial designation so the appraiser is willing to modify the appraisal, (3) this is one of few if not the only property available with right amount of land that fronts on both U.S. Highway 1 south of Lionel Road and Rails-to-Trails, and (4) the property owners are committed to negotiating in good faith and hope the County does so as well. Discussion ensued about someone in County Planning & Zoning thinking the property was located north of Lionel and therefore giving incorrect information to the appraiser, saying there is no commercial in the area, resulting in an invalid appraisal.

Lee Bird spoke as a member of the Mims-Scottsmoor Community Center Referendum Committee and as a taxpayer. As a committee member he stated the Marr property is absolutely wonderful property and it is an ideal location. However, Mr. Bird stated his understanding is that they are asking two and a half million dollars for a piece of property that currently is appraised at \$650,000. As a taxpayer, Mr. Bird stated,

he is appalled that an unmotivated seller is using the opportunity to gouge the County with an overinflated sense of the worth of their property. As a committee member, Mr. Bird suggested beginning the process over again and looking at other property such as EEL property. Discussion ensued regarding acreage required and previously considered property adjacent to Parrish Park-Scottsmoor that was at one time to be donated which was noted to be quite far north for the Mims area.

Fred Kusterer of the Mims Community Group reported 20 acres was discussed when a library also was planned, along with an equestrian facility. He also noted the Marr property location will eventually be the population center of Mims, there is no money to build at this time, now is the time to buy as land isn't going to get cheaper, \$2.4 million is high, \$650,000 is way off, and the appraiser needs to get it right before a decision is made.

Lorene Shafer noted the library is no longer involved and she defended Wagner and Tuttle as appraisers. She stated she feels \$2 million is outrageous and she would have secured an appraisal before listing.

Ron Bobay questioned if the owner would entertain an appraisal in the range of \$650,000. Mr. Lane read the project elements from the 2000 Referendum brochure and asked Marsha Cantrell to speak.

Ms. Cantrell reported she has been working with Holly Parti, land acquisition agent, and noted the appraiser did visit the site and did a very thorough report. Mr. Wagner was told by County Zoning Department staff that there was no way this property would be commercial, therefore he determined the highest and best use was residential. The seller is recommending all 19 acres could be commercial. Per the Mims Small Area Study, this property was not scheduled to be changed; therefore the Future Land Use Plan was not amended. Currently it is zoned agricultural; parks are allowed in any zoning. Comprehensive people have said, per the small area study, commercial may be allowed but must be for the Mims residents, not to bring in people. To zone the entire property commercial is beyond the Mims residential market. The appraiser will amend the appraisal for \$1,500, and says he will probably come back with two to four acres deemed commercial, and the rest would probably remain residential. The original appraisal was \$3,800. The opinion of the NBCPR is needed because a second appraisal would have to be obtained and then a super majority vote would be needed to pay more than the average of the two appraisals. The County process also stipulates a committee of County employees will review before going to the Board of County Commissioners (BOCC). The turnaround timeframe for the revised appraisal is 20 days.

Marianne Syverson agreed with Lee Bird and suggested moving forward to look for something affordable.

Comments from the NBCPR members and responses:

- The approximate 19.1 acres consists of two parcels (Cantrell's response to Gossett).
- The appraiser used the tax parcel ID and is a master appraiser, one of the top designations. (Beck)
- Mentioned asking the landowner to participate in the expense of a re-evaluation of the appraisal. (Alwine)
- Stated a problem with spending more money and suggested sending it back to the committees for re-evaluation. (Henkel)
- Barry Gainer asked if there was any change in the price and Gigi Henkel asked how negotiable the price is or would they sell for that price. Ms. Teynor responded the appraiser was given erroneous information, it is impossible to answer without at least one valid appraisal, and suggested not giving up at this stage. When asked by Ms. Henkel if she would give up \$1,500 and by Ms. Alwine if the property owners would pay for the adjustment in the appraisal, Ms. Teynor said it could be discussed but approval would be needed and she would have to speak with the landowner.

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**Motion by Gigi Henkel, seconded by Dick Gossett, to go back to both the Equestrian Trails and Facilities Committee and Mims-Scottsmoor Community Center Referendum Committee to look at other properties available since the circumstances have changed and bring something back to the NBCPR for a decision.**

**AYE: Bobay, Gainer, Gossett, Henkel**

**NAY: Newman**

**Carried 4-1**

**Ted Beck and Jan Alwine abstained as noted above.**

B. Fay Lake Wilderness Park (FLWP)—Proposed Purchase of 4 Acres by Brevard County Fire Rescue—  
Terry Lane reported the committee voted to sell the parcel to Brevard County Fire Rescue which is offering to purchase the land at the \$180,000 appraised value. The four acres are in the northeast portion of the park, east of the West Connector, and won't be used for the park. The money will go into phase two of the FLWP project.

Public Input—Linda McKinney asked about the construction timeframe. Mr. Lane stated approval is needed first from the NBCPR, then the BOCC before Fire Rescue can look at development. Mr. Lane stated the committee will meet if more money is available than is needed for the current committee-approved items.

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**Motion by Dick Gossett, seconded by Jan Alwine, to sell the four northeast acres of Fay Lake Wilderness Park to Brevard County Fire Rescue at the appraised value of \$180,000.**

**AYE: Alwine, Beck, Bobay, Gainer, Gossett, Henkel, Newman**

**NAY: None** **Carried 7-0**

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C. North Brevard Referendum Prospective Projects (Matrix) & Staff Report—Chairman Beck called for public comment.

Ann Williams, Mims Little League (MLL) president, reported an average of 350 baseball and softball players with growth expected in both, playing on one senior, two major/minor, and one small t-ball field and no softball field for the 96 girls playing in 2008 which has grown from 24 in 2005. The league would like two new lighted fields, one major/minor and one softball, along with restrooms and parking, and perhaps moving the roadway.

Charlie Mars, U.S. Spacewalk of Fame president, stated he had already presented what is wanted and was present to be part of the workshop.

Terry Lane explained the score sheet, project report and matrix. Cheryl Page stated staff's recommendation would be to commit to finish the projects listed in the 2000 Referendum brochure. Mr. Lane reviewed the status of each project, followed by informal discussion by NBCPR members as suggested by Dr. Bobay.

Causeway Improvements project is awaiting the A. Max Brewer Bridge. Construction dedication was held last month and design/build selection is scheduled in December with contract signing in January. Staff's recommendation is that the \$590,000 original amount be allocated for the project. Bridge completion will probably be late 2011. (Lane)

Chairman Beck suggested saving money for the project. Ron Bobay suggested reserving a minimum of \$590,000 for the project which he and Chairman Beck feel is a high priority. Dr. Bobay noted only \$215,000 is available to spend by taking the difference of the available dollars from the combined contracted and preliminary committed. Gigi Henkel noted there is no idea of the cost of the projects not started.

Conrad Eigenmann validated for the City of Titusville that it is in the best interest for the people who voted to

tax themselves for these specific items to put the 2000 Referendum as passed as the priority.

Chain of Lakes (COL) project is competed except originally it called for three playgrounds, but two larger playgrounds were installed instead. The fourth girls' softball field was not built and has been requested by North Brevard Youth Softball Association and Titusville PAL, and would be revenue generating for North Area Parks Operations (NAPO). The original Referendum had 90 acres for COL which were expanded to include partners who came on board to form a larger project of about 350 acres including storm water lakes with recreational amenities/cross country races, heritage village and PMC health village. The floridarunners.com race attracted 14,000 to 15,000 people with 4,500 to 5,000 runners in October. Staff recommends completing the fourth girls' softball field which would require the purchase of a small portion of land to accommodate the field as part of the original Referendum. (Lane)

Dr. Bobay would like to know how much Referendum money was spent compared to the \$4,910,000 for COL in the brochure. Barry Gainer asked about the price for the land behind BCC and about the houses stored at COL. Mr. Lane reported one parcel was purchased, one seller is not willing, the other is not negotiating, and the land may not be as needed now as the lake expansion expanded onto BCC property. There is no funding for the houses to be restored that will be part of the heritage and health villages. The North Brevard Heritage Foundation is looking to raise funds for restoration of Pritchard house and the houses at COL. NAPO money, not Referendum money, is being used for renting the skids under the houses.

Dick Gossett asked for a report of the amount spent on each project and what is available. Chairman Beck would also like to see how much has been spent.

Dr. Bobay indicated he thinks the board should commit to the fourth field, but if \$10 million Referendum money has already been spent, the value to the community would have to be considered.

Jan Alwine reported what the hospital, along with BCC, is doing there is phenomenal.

Terry Lane responded to inquiries from Barry Gainer and Gigi Henkel saying the \$350,000 estimate for the softball field is a year old and the land acquisition is \$50,000 in the contracted column and staff is working on the acquisition.

Cuyler Park—Mr. Lane reported the 1.5 acre parcel was purchased. The NBCPR approved \$495,000 for the pavilion/kitchen/restroom and the hole is being filled. The gym floor is committed at \$100,000, but the current contract is in the low \$70,000 range. Also \$65,000 was paid for a new air conditioning system. Dr. Bobay noted the original Referendum project was \$70,000 and the relationship to that and what has been spent needs to be known.

Downtown Urban Parks—Mr. Lane reported \$50,000 was contracted to the City of Titusville to develop the Julia Street parking lot.

Equestrian Trails & Facilities—Mr. Lane reported the Committee is working with EEL for a primitive trail head at the north end of Blount's Ridge Road where EEL is also looking to place a caretaker to help police 4-wheeler issues. The State has purchased the rail bed and Barbara Meyer is trying to get more funding for development. The City of Titusville is running a waterline along the trail which would add a partner to the program. Staff's recommendation is to reserve \$230,000 for this project. Mr. Lane didn't have a timeframe.

Gibson Gym—Mr. Lane reported everything in the 2000 Referendum brochure was completed. However, THS built their baseball field on the only green space that was historically used for youth football practice and has resulted in the football fields being overused. Staff recommends clearing an area on the east side as green space in order to retain a high quality game field for youth football. It was not on the original Referendum but use of the area has changed since then.

Harry T. & Harriette V. Moore Memorial Park—Mr. Lane reported a State grant funding was obtained by the non-profit organization and more is expected, and NAPO provided \$200,000 to build the replica of the home, reflecting pond and other site improvements. Referendum funds are not expected to be needed.

Holder Park—Mr. Lane reported MLL originally requested three new fields but is requesting two additional major fields, parking, and associated improvements. Currently 350 participants play on the smallest complex in North Brevard. Mr. Lane noted staff time taken in removing the pitching mound for girls softball and the difficulty for families when softball is held at a different location. Paved parking in the original project was not completed at the request of MLL because they wanted future expansion. The County owns the property north of the road and the wetland issue there is being studied at this time. One

possibility is to relocate the road. Mr. Lane stated staff recognizes the immediate need for a softball field. There would be enough restrooms unless the road is not moved. Dr. Bobay indicated it appears there is high use and feels the softball field seems to be a high priority, but not three fields, and even one would exceed the discretionary money for all projects. Mr. Newman reported the use numbers are higher when considering other users such as Temple, AHS practice, AAU baseball and softball games and practice, which complicates scheduling. He listed things the league has done to save money and he would rather have the field labeled as multi-use and use a portable pitching mound, parking be stabilized and paving money used to move the road. Chairman Beck thought the field would be a higher priority than other items.

Marina Park—Mr. Lane reported \$3.2 million is committed.

Mr. Lane stated staff will bring total spent per project and the matrix will show contracted not spent yet.

Mims-Scottsmoor Community Center—Barry Gainer expressed concern that the appraisal was not accurate, that this is probably the best location, that he is against moving the project to Scottsmoor even if the land is free, that he would like the property owner to give a good price, and if the money were put into Cuyler Park, it then would be too far from Scottsmoor. George Newman noted the equestrian funds could fall into the Marr property to which Gigi Henkel responded the committee said to investigate.

North Brevard Senior Center—Mr. Lane reported the original improvements/land acquisition have been completed, the original \$500,000 has been spent, but the boardwalk was not built, although one gazebo was installed. The matrix shows \$400,000 that may be a little high for the trail system that will need to be hardened when the lake is finished. Additional enhancements may or may not be needed. Dr. Bobay noted the \$400,000 in the preliminary committed column has not been spent yet for the gazebo and trail. He suggested they have a gazebo and the boardwalk could be scaled down if this is to be equitable with other projects. He looks at this as a much lower priority. Chairman Beck said that when the board sees how much has been spent, he would like the board to go through the preliminary committed column and make adjustments.

Sand Point Park—Mr. Lane pointed out the letter from the City of Titusville requesting \$100,000 to extend the reuse water line from Sand Point Park along U.S. 1 to

Space View Park and downtown. The entire 2000 Referendum project is completed except some site improvements. Also, the swing gear mechanism from the current Brewer Bridge is to be relocated to Sand Pont Park and park drainage is an issue. Over \$900,000 of the Referendum funds have been spent of which the Valicenti renovation was a major part. Other items are the fountain, improvements to the memorial, playground and pavilions. There is still some funding in the Referendum account for this project. Another look at Sand Point Park will be taken after the new bridge is completed. Dr. Bobay expressed the need is high but a dollar amount is needed to reserve funds. Mr. Lane said he will come back with dollar amounts of what has been spent, will put the balance in committed, and will give an estimated amount for needed improvements.

Sandrift Community Center—Mr. Lane reported everything is completed except \$70,000 in the contracted column for the playground and benches

Titusville Veterans Memorial Fishing Pier—Mr. Lane announced that just today FEMA approval of the worksheet was received totaling \$3,423,687.53 for pier replacement. Staff wants to get the bid package on the street as now is the best time to do these projects and will give the information to the three contractors bidding on the Brewer Bridge that could mean some savings for mobilization of the projects. Dick Gossett asked about the ADA railings for the pier and expressed his concern that no one is following up on it or pushing it which is a slap in the face to veterans trying to use the facility to fish. Chuck Mays stated that isn't true. Staff has checked with every group they can and the new recommended guidelines for fishing piers have not been adopted by the Department of Justice and ADA. Mr. Lane suggested Mr. Mays send another email to Mr. Wheelus at the City. Mr. Gossett suggested both railing heights in the design be included in the bid package. Mr. Lane agreed and suggested Mr. Honeycutt be contacted to include both railing heights.

U.S. Space Walk of Fame (SWOF) , Space View Park—Ted Beck suggested the SWOF go back to the City with a request and match what the city gives up to \$50,000. Council Member Eigenmann said he couldn't speak for Council, but would be happy to take it to them, noting the millions invested in the project to date. Gigi Henkel suggested the City totally fund it. Mr. Gossett noted that SWOF needs the money by January. Discussion ensued.

Mr. Mars recapped that the City parks are contracted to the County, the SWOF was created by the City, the monuments in City parks automatically belong to the

City, and he enumerated funding donated by the City and others for Space View Park and the monuments. He also noted SWOF has maintained the monuments since Mercury was constructed with thousands of hours of volunteer labor and material, so this is a three-way street trying to preserve space history. He reported two of the astronauts were here this week who were totally impressed with what is going on with Apollo. Chairman Beck noted when \$100,000 is given away, another project suffers. Dr. Bobay noted the many worthy projects with only about \$215,000 available, and questioned the priority.

W.W. James Park—Mr. Lane reported everything in the original Referendum was completed and that in 2008 215 participants play on five fields—two senior, two major, and one softball. Staff recognizes the possible need for a playground and park amenities. Part of the land that was purchased was swapped with EEL. Additional land does not have to be purchased but it would give access to the lake on the property. The request from IRCLL is for additional facilities and parking. They asked for additional fields, but staff's opinion is other Little Leagues need fields more based on participation.

#### Miscellaneous

Terry Lane announced Francis Reilly, a member of several NBCPR sub-committees and City committees passed away in October in Massachusetts. There will be a memorial service at 10 a.m. on November 22 at Sand Point Park.

Mr. Lane reported in response to a question last month about background screening on concession employees at Titusville Veterans Memorial Fishing Pier, all employees have been screened. At one time there was a homeless person cleaning the restroom for a short time, but he no longer works there.

The next NBCPR meeting will be on December 4, a week early to avoid the holiday issues.

The meeting adjourned at 7:33 p.m.

Respectfully submitted,

Ted M. Beck, Chairman

jbi