

GIBSON GYMNASIUM & FIELD REFERENDUM COMMITTEE MINUTES

Minutes of the meeting of the Gibson Gymnasium & Field Referendum Committee, appointed by the North Brevard Commission on Parks & Recreation, held Tuesday, October 30, 2001, in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

Committee Members Present

Greg Anson, N.B. Bears Football President
Herb Flack, N.B. Bears Football
Alan Loud, Titusville PAL President
Roger Strenth, N.B. Bears Football
Larry Van Zandt, Titusville PAL
Starling E. Bryant, Jr., Ex-Officio, NBCPR
Mel Williams, Ex-Officio, City of Titusville

Committee Member Absent

Michael L. Bowen, Titusville PAL

A&E Present

Brian M. Stahl, P.E., Baskerville-Donovan, Inc.

Staff Present

Cheryl K. Page, North Area Parks Operations Manager
Chuck Mays, Construction Coordinator
Judy Inman, Administrative Secretary

I. CALL TO ORDER

Cheryl Page opened the meeting at 6:10 p.m. and asked all present to introduce themselves. In addition to those listed above, Michelle Lewis representing the Boys and Girls Club, and Rhoda Bryant, citizen, were present.

Mrs. Page noted there is one vacancy on the committee. She sent a letter to all user groups at Gibson Complex which is why Michelle Lewis is present.

Mrs. Page reviewed highlights of the Sunshine Law. All discussion between committee members regarding issues which might be brought to the committee for a decision must be discussed in a public meeting. It is a criminal offense to violate the sunshine law. All must vote unless a conflict of interest for monetary reasons is stated.

II. ELECTION OF COMMITTEE CHAIRMAN & VICE CHAIRMAN

Alan Loud volunteered to chair the committee and was elected as chairman.

AYE: Anson, Loud, Strenth, Van Zandt

NAY: None

Carried: 4-0

Roger Strenth was elected as vice chairman at the nomination by Greg Anson, seconded by Larry Van Zandt.

AYE: Anson, Loud, Strenth, Van Zandt

NAY: None

Carried: 4-0

Herb Flack arrived at this point.

III. STAFF REPORTS

Mrs. Page reported this committee is a little different than other committees. An agreement is in progress for Titusville PAL for \$250,000 in improvements to the gym. The total for the project is \$980,000 total. The committee meeting is related to entrance, football upgrades, lighting, concession/rest rooms, parking. The Referendum projects are all at a different pace.

IV. NEW BUSINESS

APPROVED—Minutes of 10/30/01 Meeting of Gibson Gymnasium & Field Referendum Committee

Page 1 of 4

Brian Stahl displayed a current survey of the complete site and an aerial. He noted problem with parking. Mrs. Page indicated the property outside of fenced area belongs to School Board so they will have to give approval as well. Mr. Stahl reported the storm water improvements will be added by the A&E.

Alan Loud noted a key issue and critical area is excess parking. He inquired if there will be other access to football for additional parking so football won't have to park in front. Greg Anson and Roger Strenth reported football tries to use parking by west entrance at the present time. Mr Anson noted football could share parking on west side with soccer because use times are different. The other side could be used for practice to eliminate going to school sites where times are limited due to soccer's use of school facilities. Practice could be on east and west ends. Mr. Loud suggested good access could be on east side by railroad. Mr. Strenth reported the road must be 78' from railroad property. Mr. Anson suggested an entrance by east side of gym, behind the fence.

Starling Bryant asked if soccer will move to new location. Mrs. Page indicated soccer is not identified in the Gibson Referendum Project, but the master plan could have open grass area. This would be a goodwill gesture with the School Board since they practice there as well. Improvement of the area would also be of benefit to the area neighbors who are concerned about parking along the road and the noise. Mr. Strenth reported soccer parks along Sycamore and they also block the football entrance. Mrs. Page affirmed controlled parking is a priority for this project.

Mr. Loud inquired if when all set and done, will there be someone to schedule activities so soccer and football not being concurrent? Mrs. Page reported a Recreation Parks Coordinator who will be responsible for Gibson was just hired.

Having one entrance was discussed following an inquiry by Herb Flack. Mr. Strenth reported Space Coast Community Sports Complex (SCCSC) has one entrance and noted having only one would cause a traffic jam on coming and leaving. Mr. Loud suggested one entrance and separate exit with one-way traffic. Mr. Anson suggested the road could loop around. Chuck Mays noted the railroad crossing may sometimes block the entrance. Mel Williams mentioned that the area behind building was never intended for parking.

Mrs. Page explained the committee is working from a new slate, and fences could be removed. Mel Williams noted any excess could be used for the outside of the gym.

In response to an inquiry by Mr. Loud, Mr. Stahl indicated drainage would be in a pond on site. Consideration will be given to existing and new impervious surfaces. Discussion of parking continued.

In response to an inquiry from Mr. Loud regarding an A&E for the gym, Mrs. Page indicated that is covered in the agreement with Titusville PAL.

Mr. Anson indicated he likes the set up at SCCSC with two-story restrooms/concession with fields on each side. Mr. Stahl inquired if football likes the current location of the field. Mr. Anson reported lots of work was done and they would like to keep the field. As to drainage, Mr. Strenth indicated the field is built up. The second field is just poled off and can be moved to allow the concession to be put in the middle. Mr. Strenth noted there is not a lot of room to slide that field south. In response to Mr. Stahl's inquiry about the number of game fields, Messrs. Anson and Strenth indicated two fields would allow more games and playoffs. They noted the increase in number of players after improvements a few years ago. Mr. Stahl asked if the bleachers could be down the middle? Mr. Anson note if the bleachers are not on the south side there would be more room to move the field closer to the property line.

Mel Williams stated a major issue is driving behind the building which football has tried to eliminate. Additional parking established near fields would help. Parking discussion continued. Mrs. Page inquired how many parking spaces are needed. Mr. Flack inquired if there is any requirement where retention needs to be. Brian responded there may be better places. Mr. Anson suggested entering near the railroad, parking southeast of the gym, removing the drive-thru gate, road north of fields to west side where it would turn north to exit onto Sycamore. Starling Bryant suggested making the concession building large enough to replace the storage building. Mr. Strenth noted that is how it is at SCCSC and suggested removing the old basketball slab.

Mr. Anson stated his concern about where to play during construction. It was decided December to the beginning of July would be the best time for construction because football runs from July through November. Mrs. Page assured the group that the Bears will have a place to play during construction. She suggested the group not restrict themselves just because the money was spent a few years ago. Mr. Strenth inquired if other land could be used. Mrs. Page

indicated football could expand into other property at the site.

The committee gathered around the table with drawings to discuss location of elements. In addition to soccer, cross country uses the property for four runs each year. Not all discussion around the table is included in the minutes.

Mr. Stahl reported the City of Titusville has east side in their master plan as a retention area. After considerable discussion, Mr. Stahl displayed a conceptual plan he had prepared which the committee discussed. Perimeter boundaries of 120'x60' are needed for each football field with 4' high fence. The Bears Club would like to consider fencing both fields. Mr. Anson suggested if the plan included a path for cross country and access for soccer, he was sure the School Board would allow some of the area to be cleared.

Chuck Mays cautioned if the concession building is too big, it would get into ADA requirements, including an elevator.

Mr. Stahl noted an elevated area on sides of fields would provide for spectator use. Mrs. Page suggested a berm could also be used for part of the cross-country course and would also be an area for families to walk. Mr. Anson reported cross country runs the perimeter three times and the coach is R.N. Ball.

Mrs. Page commented the fence behind the Gibson Complex buildings may need to stay to protect children using the complex. Walk-thru gates could be considered. Mrs. Page remarked the committee can think about other uses for the area. Starling Bryant asked if the committee had thought about a small picnic area. Mr. Strenth suggested something like a rest area in a few locations. Mr. Anson inquired about shelters. Mrs. Page responded shelters with picnic tables built in are available and could be identified with funding when available.

Mr. Flack inquired if the City of Titusville will help with putting in the storm water retention. Mr. Mays reported it is not in their budget at this time.

Mr. Strenth noted a problem in the past with people picnicking. Mr. Flack suggested a pavilion large enough for year end activities.

A two-way road was discussed as a favorable consideration.

Mr. Strenth inquired, who will design the field? Mr. Stahl indicated he will and asked if the group had any special considerations. It was agreed the orientation for field can be either direction.

Mrs. Page inquired if anything about landscaping should be noted. Messrs Flack and Strenth suggested trees and shrubs between the soccer field and the road. Mr. Strenth suggested leaving the area south of the Complex structures open.

The football group indicated they need a minimum of 250 parking spaces, with maximum of 340 spaces. Mr. Mays suggested overflow parking if jamborees are only once a year. Mr. Strenth suggested overflow parking could be on the practice fields.

Mr. Anson suggested upgrading the restrooms in Building K. Michelle Lewis reported some work has been done and the restrooms now are lighted. Mel Williams stated any additional landscaping would be welcome but he would not want to compete for available dollars.

V. PUBLIC INPUT--None.

Mrs. Page indicated she will invite someone from the school such as R.N. Ball to the next meeting. The next meeting was tentatively set for November 13 at 6 p.m. in the Brevard Room. In response to Mr. Stahl's inquiry Mr. Anson indicated cross country should be included in the plan.

At the request of Mr. Strenth, Mr. Mays will find out size limitations on the concession building and let Mr. Stahl know.

In response to an inquiry from Mel Williams, Mrs. Page indicated the agreement with PAL provides for PAL to create the concept for the gym which would then be approved by the County.

VI. ADJOURNMENT

The meeting adjourned at 7:35 p.m. at the motion by Greg Anson, seconded by Roger Strenth.

Respectfully submitted,

Alan Loud, Chairman jbi

The following list of ideas was prepared at the meeting:

- 2-story restroom/concession in middle with fields on each side like SCCSC, bleachers on one side
- Scoreboard on west end
- Road direction? Loop? One-way?
- Possibly keep existing renovated field
- Two game fields
- Entrance driving away from behind gym
- Additional parking by football outside fenced area
- NE corner-retention
- Parking southeast of gym
- Existing trailer? Storage in concession/restroom
- Remove old concrete slab.
- Football season is end of July to Thanksgiving
- 4' high fence around perimeter of playing fields
- Field lighting
- Cross country path
- Soccer field
- Picnic areas/pavilion

