

HOLDER PARK REFERENDUM COMMITTEE

Minutes of the Holder Park Referendum Committee, appointed by the North Brevard Commission on Parks and Recreation, an advisory board, held Thursday, November 29, 2001, at 5:30 p.m., in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

Members Present

Cyndi Conaway
Cris Curtis
Wayne Doler
Janice Hardy
Judy Mitchell
Ken Carlson, Liaison

A&E Present

Daniel Lee, Baskerville & Donovan

County Staff Present

Jack Masson, Assistant Parks & Recreation Director
Chuck Mays, Construction Coordinator
Cheryl Page, North Area Parks Operations Manager
Judy Inman, Administrative Secretary

I. CALL TO ORDER

Cheryl Page opened this first meeting of the committee at 5:30 p.m. She referred to the advance packet and explained Sunshine Law. Voting members can only discuss issues related to the project in a publicly advertized meeting of the committee. It is a criminal offense to violate the Sunshine Law. Members can call Mrs. Page if they have questions. All must vote unless financial conflict is stated.

Mrs. Page introduced staff present and Ken Carlson, the North Brevard Commission on Parks and Recreation (NBCPR) liaison to the committee. Chuck Mays' role is to get the project built. Jack Masson is the Assistant Parks and Recreation Director and in charge of construction. The committee meets through ribbon cutting. Mrs. Page asked the committee members to introduce themselves and state their interest in the project.

Judy Mitchell is interested in what is going on and hopefully has some suggestions that will help or improve and do whatever she can.

Janice Hardy's main goal is to see the park is made better for the kids and make sure the concession area and board room facilities is what the league wants, not necessarily what is at other places.

Wayne Doler has the same goals. The facility is old and needs to be updated. There are some field issues. It's all about children.

Cris Curtis, long-term Titusville resident, played Little League baseball at Holder in the 60's. He wants to see that the resources voted on are put to good use and to protect everyone's interest. He is president of Mims Little League this year. He asked if information from the committee meetings can be shared back to the board meetings when other committee members are present. Jack Masson responded the information can be shared, but when other committee members are present, issues cannot be discussed which may be voted on by the committee.

Mrs. Page stated that once the minutes are approved, they are posted on www.brevardparks.com. All Referendum projects have information on the site.

Cyndi Conaway, past president of Mims Little League, is a long time resident. Her husband played ball with Cris Curtis.

Dan Lee with Baskerville and Donovan wanted to come to initial meeting to meet the committee.

II. ELECTION OF CHAIRMAN & VICE CHAIRMAN

Wayne Doler was elected chairman at the nomination by Cris Curtis, seconded by Cyndi Conaway.

AYE: Conaway, Curtis, Doler, Hardy, Mitchell

NAY: None

Carried 5-0

Cris Curtis was elected vice chairman at the nomination by Judy Mitchell, seconded by Cyndi Conaway.

AYE: Conaway, Curtis, Doler, Hardy, Mitchell

NAY: None

Carried 5-0

III. STAFF REPORTS

Mrs. Page suggested unless the committee had a significant request, information on other Referendum projects can be found on the website.

IV. NEW BUSINESS

Mrs. Page reviewed the project funding of \$850,000 and the elements which were proposed at the time of the vote. The committee can modify elements.

Jack Masson reviewed elements listed in the Referendum brochure:

- Three athletic field upgrades and lighting. Focus on the lights is directly to a spot on the field, rather than lighting surrounding areas. Criteria is to meet the standards of Little League baseball which will meet safety issues.
- Upgrading and improving fences, batting cages, dugouts.
- Regrading and reshaping the infields.
- Overall drainage of the facility. There is a major problem with drainage swale between fields.
- Improved parking.
- Initially discussion was for a two-story concession. That has been reconsidered at staff level. It is good on a fan shaped facility. It would be hard to make it work at Holder. Staff is looking at reconfiguration of a larger single-story building to have meeting room concession, rest rooms. Several committee members expressed a desire to keep existing rest rooms but improve them.

Mr. Masson stated the desire is to make this a premier Little League facility in Brevard County.

Cyndi Conaway inquired about the sports field lighting. Mr. Masson stated staff wants to make sure there isn't an interruption of service. He reviewed the history of the sports field rider which provided considerable discount, approximately 50%, primarily to youth organizations. FPL no longer does that. Therefore, staff needs to be very careful to have no service cut off because the sports field rider will be lost. Cris Curtis asked about what if power gets cut off. Mr. Masson responded staff sees that it isn't.

Mr. Masson stated the desire is to bring the facility to a quality for teams to play on. Rest room is approximately six years old and is still in good condition. Mr. Masson noted some standards are not up to what is now being built such as all tile up to the roof because concrete retains odor. Other things include standing seam metal roofs, fiberglass frames, plumbing chases with wall hung fixtures. Janice Hardy noted it is very warm in summer. Exhaust fans are needed. Mr. Masson reported staff has had no success with fans in rest rooms but will look at it.

Mr. Masson stated the application of Bermuda turf is in good condition due to support from the maintenance staff. The Referendum didn't address the t-ball field.

Wayne Doler stated the need for power for the pitch machine on the t-ball field.

Mr. Masson inquired about evening security lights. Chairman Doler indicated there is one by concession side on east and one by the pavilion. Mr. Masson suggested looking at lighting in public areas. Mr. Masson reported the facility must meet all ADA requirements so those issues must be built into any design, including facilities and access to facilities. Chairman Doler and Janice Hardy stated it wouldn't pass now due to lack of drainage.

Cris Curtis asked if the pond to north is part of the park. Daniel Lee showed boundary lines which includes part of the pond. Chairman Doler stated it would be good for practice fields and a girls softball field.

Cris Curtis asked if staff has a breakdown of a similar budget. Mr. Masson reported that about two years ago a list was compiled and suggested the committee give the A&E elements they want. The A&E will then determine costs.

Cris Curtis suggested use of waterfront on the lake would be nice. Mr. Masson suggested looking at opportunities in the area of the pond, but first take care of the existing facility.

Mrs. Page reported 32.8 feet on the east side of the senior field belongs to a private individual. Property owner Jack Kunkle would like to sell 40 acres across the paved Holder Park Road for \$217,300. Mr. Masson stated that at least the portion encroaching needs to be addressed. Cyndi Conaway inquired if the committee can recommend purchase of the portion needed at the senior field. Two concrete poles and scoreboard are on his property. Discussion ensued on how the poles got to be on private property.

Mr. Masson asked what other amenities the committee would like to discuss.

- Mr. Curtis suggested a playground would be a benefit to non-baseball players which Chairman Doler suggested needs to be closer to the ball fields. Mr. Masson indicated he doesn't know where it would be put. Chairman Doler suggested maybe by the batting cage.
- Ms. Conaway inquired about the possibility of a second rest room between the major and minor fields because of distance. Judy Mitchell noted when they are small a parent must accompany them.
- Chairman Doler suggested a water fountain.

Janice Hardy stated the park rest rooms are never open when she visits the park. Mrs. Page will check on that.

- At the suggestion of the committee, Mr. Masson indicated an attempt will be made to use sewers if available, rather than septic system.
- Mr. Curtis noted there are two major ditches in the parking lot.
- Chairman Doler reported the dumpster site is pathetic. Ms. Hardy noted a large one is needed.
- Mr. Curtis noted the parking lot has sunk in posts. Mrs. Page indicated that is something maintenance did. Mr. Masson noted safety comes into play. The A&E will address to take advantage of all available land. Ms. Conaway noted one can't park across the street during wet times.
- Cris Curtis requested improvements to the batting cage in the near term to fence it in for safety and better floor. It is a mud pit. Mr. Masson reported Port St. John built a batting cage using the Parks and Recreation standard design. Mr Curtis talked about using nets to save cost of baseballs.
- Janice Hardy requested air conditioning in the concession/board room. Mr. Masson indicated that is an item which would be included in any new facility. Ms. Hardy suggested if it stays like it is, an air conditioning/heating unit for the concession and one for the board room is needed. Mr. Masson agreed that is one of the problems with the PSJ facility. Because everything needs to be air conditioned, a dual system would be advantageous.
- Cris Curtis reported drainage between senior and major fields is a problem where dugout fills with water. Mr. Masson noted using an existing facility creates more of a problem for drainage.

A two-story concession/rest room like at PSJLL is about \$175,000. Chairman Doler noted the main septic tanks are between the concession and senior field, but there are few other places to move it to. Chuck Mays suggested connecting to the sewer system; the building then could be moved. Chairman Doler suggested moving it about 10' east.

Cheryl Page and Ken Carlson had no other suggestions.

- Chairman Doler inquired about wiring for the PA system. Mr. Masson stated the PA's are generally the league's responsibility. Mr. Masson stated he does like to see wiring underground and stubbed up.
- Mrs. Page asked about press boxes. Mr. Masson stated that when there isn't a fan of fields, press boxes must be considered. Chairman Doler stated the need to replace press boxes on fields one and two.
- Mr. Masson stated the need for scoring facilities on the three fields and for bleachers. He stated he knows how hot it gets during tournaments.
- Chairman Doler suggested looking at the fence height on field two in relation to the t-ball field.
- Dugouts--Chairman Doler noted there is no water capability at fields for the kids. He hates to have coolers in the dugouts because of what happens in off season. Mr. Masson asked about dugout construction material. Chairman Doler stated he likes filled block dugouts. Mr. Masson noted staff has found inappropriate activities occur in dugouts when fields are not being used. Also, the heat during the summer is a problem. Mr. Curtis noted they are hard to keep clean. Mr. Masson noted a benefit is the elimination of distractions when coaching, as well as protection in a blowing rain storm. Mr. Masson stated the department has been using chain link with wood and aluminum roofs. He noted he observed recently the ones at Disney are all chain link. Mr. Curtis agreed chain link would be cooler. Ms. Conaway indicated dugout configuration needs to be addressed. Mr. Masson agreed of the need to look at all safety issues.
- Cris Curtis observed if the practice pitching were moved, more people could get closer to the field.
- Concession Stand--Janice Hardy offered to show Dan Lee the inside of the concession stand. Mr. Curtis mentioned the problem of opening and closing the concession serving window. Accordion doors were discussed. Mr. Masson noted the location of concession equipment and items are important. Mr. Masson stated Mr. Lee will look at the facility and make a recommendation. Mr. Masson noted sometimes it is more cost effective to build a new building than to renovate an existing one.
- Mr. Curtis inquired about the pavilion area? Mr. Masson's recommendation was to improve the Little League facility, and if there is money available, other things can be done. Once the committee makes their recommendation, it goes to the NBCPR for approval to send to the Board of County Commissioners.

Mr. Masson explained that Dan Lee puts what was discussed on paper and brings it to the committee. The committee can then make suggestions for any changes. Mr. Lee then comes back with cost estimates.

As to timing, Mr. Masson stated traditionally, January thru mid-July is league play. Therefore, the league may have to forego fall ball. It was mentioned doing Holder first, and hold off on Titusville. Janice Hardy stated she thinks Titusville Little League has fall ball next year.

Chairman Doler inquired about doing minor cosmetic things. Mr. Masson stated he prefers to do it all at one time. Ms. Hardy agreed. It was noted the concession must be open during season. Staff's concern is to be careful about when to go on the street for the project to get good competitive bids.

Cyndi commented regarding the lighting issue, ospreys could give a problem. Mr. Masson responded Parks and Recreation works closely with Dixon Electric which has a license to relocate osprey nests, except during hatching season.

Mr. Curtis noted with the advent of ball season, it might be good to get feedback on trying to improve the batting cage. Mrs. Page noted they want to do an interim fix. Mr. Masson referred him to staff.

Mrs. Page inquired about the date for the next meeting. The A&E needs six weeks due to holidays. It was determined Thursdays are good and the next meeting will be January 31 at 5:30 p.m. Mrs. Page noted if Thursdays are inconvenient for Ken Carlson, he can be excused or find another NBCPR member for the committee.

Mr. Masson noted the issue last year at Holder regarding girls softball. Chairman Doler expressed current problems with no mound for girls softball. Mr. Masson suggested discussion on having or not having a mound on the third field. It was difficult for staff to put on and take off mound. Chairman Doler indicated softball needs to pitch from a flat surface. Ms. Hardy stated the league is looking at the possibility of obtaining a portable mound.

Mrs. Page inquired if there is a need to build a fifth field if space can be found. Mr. Masson noted Chairman Doler talked about the possibility of across the road near pond. Ms. Hardy stated they need to play at Holder.

League team numbers were reviewed. Mr. Masson commented that softball has been declining as has been Little League.

V. PUBLIC INPUT–None

VI. ADJOURNMENT

The meeting adjourned at 6:55 p.m. at the motion by Janice Hardy, seconded by Cris Curtis.

Respectfully submitted,

Wayne Doler, Chairman

Jbi

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