

## 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, February 28, 2002, 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, Vice Chairman  
Wayne Doler, Chairman  
Janice Hardy  
Judy Mitchell

### Member Absent

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

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### I. CALL TO ORDER

Chairman Wayne Doler called the meeting to order at 5:37 p.m.

### II. APPROVAL OF MINUTES

**Minutes of the November 29, 2001, meeting were approved at the motion by Janice Hardy, seconded by Cyndi Conaway.**

**AYE: Conaway, Curtis, Doler, Hardy, Mitchell**

**NAY: None**

**5-0**

### III. STAFF REPORTS

Mrs. Page reported information on other Referendum projects can be found in the February newsletter and at [www.brevardparks.com](http://www.brevardparks.com) on the Internet.

### IV. OLD BUSINESS

Jack Masson reported the drawings being presented tonight by Dan Lee are in a draft based on the committee's suggestions and ideas and recommendations from staff.

Mr. Masson noted the encroachment on the left side of the senior field. The owner notified County he would be willing to discuss it with the County. There are two pieces on the parcel. One is on the side of Holder by the ball fields, plus 38 or so acres on the other side which is not critical to the County at this time. The County received an appraisal just yesterday on the 1.3 acres. The County will be discussing it with the property owner as soon as possible.

Wayne Doler asked how long Mr. Kunkle has owned the land. Cris Curtis reported he investigated all the surrounding property and found that piece is in the Holder Trust. Mr. Kunkle was on the Mims Little League board when the field was expanded. Wayne Doler questioned if it is really his. Jack Masson reported a survey and title search will be done and the purchase of 1.3 acres will come from the Referendum project funding. Staff will keep the committee apprised of what is going on.

Mr. Lee discussed the drawings and plans on which the committee and staff made comments. The comments are arranged topically:

#### Infrastructure, Parking & Sidewalks:

- Wooden guard rails will be removed.
- Parking won't be moved closer because of light poles. There will be 130 paved spaces in the parking lot which will be lighted .
- Ditches on the south side of the road will be filled in.
- The area north of road will be used for stormwater because there isn't enough money to develop it now.
- Sidewalks will lead to concession and around back to the rest rooms.
- It was suggested the dumpster pad be located as far east as possible with a pad off the drive to the parking lot.
- Mr. Curtis inquired about the parking cost. Mr. Masson stated one of the issues is the parking area. The more impervious material, the more need for stormwater, but that may not be a problem. Another way is paved travel lanes with stabilization or paver blocks in the spaces.
- Mr. Masson noted the area across the road would be difficult to develop due to permitting and cost. Chairman Doler reported he spoke with Chuck Nelson about dirt from Chain of Lakes for that area. Chuck Mays indicated the Chain of Lakes dirt will probably have to stay on site.
- Chairman Doler indicated he would like to have sidewalks on east and west side of concession.
- In response to Chris Curtis' inquiry, Mr. Lee indicated drainage between the fields will be corrected.
- Janice Hardy suggested the entrance at parking be wide enough for delivery trucks. Mr. Masson indicated it might be better to have delivery trucks use hand trucks on a 5' sidewalk. Mr. Masson noted sidewalks must meet ADA requirements.

#### Playground:

- Children's playground for mixed ages.

#### Lighting:

- New field lighting systems will be installed on existing poles on three fields. If 50/30 is required by league and can't be reached, the poles will be relocated.

#### Concession & Board Room:

- Baskerville & Donovan recently received the contract to renovate concession stand. Jack Masson reported because a one-story concession stand is desired, the decision was made to renovate the existing building which may allow shifting dollars to some other beneficial areas.
- A new dual-zone air conditioning unit will be installed and the electrical will be brought up to code.
- Roll-up windows will be installed.
- Janice Hardy asked about the floor which is not level. Mr. Lee will look at that. At this point he has only looked at the electrical.
- Mr. Masson asked Mr. Lee to look at the roof which Chairman Doler agreed needs to be done.
- Ms. Hardy observed there is no installation and ceiling tiles are warped and dry rotted, and the walkway needs re-paving. Mr. Lee indicated aesthetics will be addressed and agreed the concession stand will be gutted and redesigned.
- Janice Hardy reported the Health Department said six sinks are required. Mr. Masson indicated a triple sink is required and Parks and Recreation will provide the necessary items for Health Department Codes.
- Judy Mitchell inquired why there couldn't be two concession stands with t-ball so far away. Chairman Doler indicated manpower is a problem. Mr. Masson pointed out funding may be an issue, and probably couldn't be done with existing dollars.
- Janice Hardy inquired about air conditioning in the front area serve-through windows and back door where freezer and shelves are located. Mr. Lee indicated there will be two systems, one for the concession, and a separate one for the board room.
- Chris Curtis inquired about a 10' awning around the building. Janice Hardy noted the problem of the condiment tables being rained on. Mr. Masson stated he understands there needs to be an overhang and asked Mr. Lee and Mr. Mays to see about extending the roof.
- Chairman Doler noted the need for tinted glass on concession stand due to the sun. Mr. Masson suggested the overhang will reduce that.

- Mr. Masson reported that traditionally Lexan with a theater-style window is used. Janice inquired about being able to cover the holes for speak-through and food pass-through when there are no customers.
- Mr. Curtis stated he is jealous of other Little Leagues with their 2-story buildings with glass windows. He and Janice Hardy stated they would like windows in the board room. Chairman Doler noted the problem of vandalism. Ms. Hardy suggested roll-down covers. Chairman Doler noted the cost and that there is vandalism at other leagues as well. He suggested the less put out there, the less will be broken into, noting there were several break-ins last year. Chris Curtis suggested maybe fencing it in.

#### Dugouts, Backstops, Fencing & Bleachers:

- Mr. Lee reported the dugouts will be replaced with roofed chain-link dugouts.
- Bleacher pads will be reused if possible. Mr. Masson noted there are new safety regulations for bleachers which staff is looking at. Staff is also looking at covered bleachers.

#### Field 1:

- Mr. Lee reported the backstop will be kept on field 1 with new chain-link fencing down the sidelines. There will be 320' foul lines, with 350' at center.

#### Field 2:

- Mr. Lee reported the sidelines need to be straightened out. The outfield fence could be raised to 10' or 8'. Chairman Doler observed that fence is 12' to 14' now. Mr. Masson stated the fence will be kept high enough.
- Chairman Doler inquired if the fence line on field 2 had been moved in a little. The need for access for emergency vehicles to t-ball field was noted. Mr. Masson suggested relocating the metal shed would take care of access.

#### Field 3:

- Mr. Lee reported he is proposing purchasing a portable pitching mound. Chairman Doler noted it is a minor field and rule books don't show a mound is necessary. Mr. Masson indicated it will be priced and the committee can discuss it.

#### T-ball Field:

- In response to Dan Lee's inquiry, Chairman Doler indicated electrical service to the t-ball field would be on the side. Chris Curtis suggested it could be run to t-ball and to the pitcher's mound. Mr. Masson stated that will be looked at, but if in-ground, care needs to be taken due to tilling. Mr. Lee indicated he is proposing a deep run and coming up vertically to pitcher's mound.

#### Rest Room:

- Mr. Lee indicated an additional rest room would be over budget.
- Mr. Masson noted parity and ADA requirements must be achieved.
- Mr. Masson reported he asked Mr. Lee to look at the existing rest rooms. The County likes tile up to the ceiling and the stall dividers and counter tops are of special fabric. Mr. Masson said Dan will look at a way to reduce heat in rest rooms.
- Mr. Lee reported there is a force main beyond the fields with a lift station on the next street. He will talk to the County about the possibility of tying into the force main with a small lift station. Otherwise it would require 1400' of force main.

#### Batting Cage:

- Mr. Lee proposed leaving the batting cage in approximately the same location.
- Chris Curtis reported the league just spent \$2500 on new nets installed last Saturday. He would like to see the batting cage covered with an aluminum roof.
- Chairman Doler suggested adding on to south side. He noted the need for four batting areas with 400 kids playing. There is only half a slab which needs to be added to.
- Chris Curtis reported Southeast Power is willing to donate the poles for whatever is needed.
- Mr. Masson indicated he thinks there may be only \$5,000 for the batting cage. Expanding and enlarging it can be looked at. Mr. Masson suggested the possibility of tying it in with other structures. Mr. Curtis inquired if that means the batting cage and other structures would have one roof line. Mr. Masson indicated that would look better.
- Mr. Curtis asked if there will be room for the batting cage with the proposed playground. Mr. Lee confirmed there would be.

- Mr. Curtis reported the Port St. John Little League raised \$16,000 for their batting cage. He asked how it would work to minimize costs if the league can get outside donations. Mr. Masson responded that if it is a donation of cement blocks and wire, it may be a little more difficult than if the league wants to fund it. Staff would entertain it, but needs to know what the donation is.

Score Boxes & Storage:

- Chairman Doler inquired if score boxes will be behind home plate on all fields. Mr. Lee responded the score box will be kept on field 3. Mr. Masson indicated the need to come up with a design to replace them on fields 1 and 2.
- Chairman Doler noted the County will still need a place to store their equipment.
- Mr. Curtis inquired if there is some way to make something with a secure second floor and fenced in. Mr. Masson responded if storage is there, he doesn't think there would be any significant difference in a secure facility. Judy Mitchell asked about wire in glass.
- Mr. Curtis stated he would like to see more storage. Mr. Masson inquired what the league would like to store. Chairman Doler indicated it is used mostly by the County.

Sign:

- Chairman Doler inquired about including Mims Little League on the sign on the west side. Mrs. Page indicated that can be done with a metal sign now. A wooden routed sign is \$2000 to \$3000. Mr. Masson indicated that is outside of the Referendum.

Pavilion:

- Chris Curtis observed the pavilion at south of the concession isn't used much and commented it would be nice to have an area to watch either game. It was noted chain-link dugouts will make it possible to view both games.

Landscaping:

- Janice Hardy inquired if landscaping is included. Mr. Lee indicated it is and Mr. Masson stated it could be part of the entire packet or done separately.

Miscellaneous:

- Chairman Doler suggested the metal shed near the concession building might be used for storage and an umpires' changing room.
- It was noted there is speeding on the road and the Sheriff has been giving tickets.

Next Step: Mr. Masson stated Mr. Lee will take what was discussed and tweak the drawings. He will redraw the draft conceptual with cost estimate for the next meeting. If the dollar amount exceeds funds available, the committee can make decisions. If the committee feels comfortable with the plan, the committee can vote to accept the conceptual plan. When conceptual plan is agreed upon, Mrs. Page will present it to the North Brevard Commission on Parks and Recreation. After that, the firm begins final design.

Mr. Lee stated he is close on this and not much additional has been given.

Next Meeting: The next meeting was tentatively set for May 2 at 5:30 p.m. Mr. Lee will bring civil and architectural drawings. Mr. Masson stated staff would like to be able to start after last pitch and have the project completed by next February.

Mr. Curtis inquired about the length of the bid. Mr. Mays indicated it is 21 days. Mr. Masson explained that after the bids are received, the best bid is determined, then paperwork, insurance, etc., would probably take about a month. St. Johns River Water Management District has 30 days to respond on the permit.

V. NEW BUSINESS--None

VI. PUBLIC INPUT--None

VII. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Wayne Doler, Chairman

jbi

