

## HOLDER PARK REFERENDUM COMMITTEE MINUTES

Minutes of the Holder Park Referendum Committee Meeting, appointed by the North Brevard Commission on Parks & Recreation, held Thursday, May 2, 2002, at 5:30 p.m., in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

### Members Present

Wayne Doler, Chairman  
Cyndi Conaway  
Cris Curtis  
Janice Hardy  
Judy Mitchell  
Ken Carlson, Ex-Officio

### A&E Present

Brian Stahl, P.E., & Beth Dawson, Baskerville & Donovan  
Herb Sands, Architect for building renovation

### County Staff Present

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 5:35 p.m.

### II. APPROVAL OF MINUTES

**Motion by Cris Curtis seconded by Cyndi Conaway, to approve the minutes of February 28, 2002.**

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

**NAY: None**

**5-0**

### III. STAFF REPORTS

Cheryl Page reported the purchase of the 1.3 acres of the Holder Trust property is going to the Board of County Commissioners on May 21. This will make it possible for the senior field to be within the park. When asked, Chuck Mays stated the purchase price was around \$21,000 but was appraised for \$28,000.

Mrs. Page announced the Referendum Newsletter will now be issued quarterly, however updates are available on the Internet.

### IV. OLD BUSINESS

Chuck Mays stated it may be difficult to be finished by first of 2003. Cris Curtis inquired if putting in a new building might be quicker. Mr. Mays didn't think so. Brian Stahl stated that it might be possible to condense the field work, but he was planning on 180 days. If not enough time is given, contractors put in extra money if they expect to have liquidated damages. Up to three months of the period is needed for ordering equipment.

In response to an inquiry from Chairman Doler, Chuck Mays explained the steps for the project. Janice Hardy stated she thought things would be further along since it's been two months since the committee met and noted it seems like the process is messed up.

In response to an inquiry from Cyndi Conaway, Mr. Mays stated the project wouldn't be bid until next year if it can't be finished by next season. Chairman Doler noted it will cost more. Mr. Mays mentioned

postponing the season next year. In response to Chairman Doler's inquiry about it being done in steps, Mr. Mays indicated it would cost more for the contractor to keep mobilizing. Mr. Curtis inquired if it is feasible that it could be done in six months. Mrs. Page stated she thinks it's the timing on the front end. If everything fell into place, it might be possible. Mr. Curtis reported the league didn't host any tournaments based on construction starting early summer and now the league won't be able to have tournaments next year either. Starting the season early next year was mentioned. Mrs. Hardy noted the league forfeited money from tournaments so the league sacrificed as well. Mrs. Page suggested the project could be scheduled for the first Board of County Commissioners meeting in July. Mr. Mays reported the bid process takes four weeks at least which puts it into August.

Cris Curtis reported the opening day is the first week in March or last of February. Practice starts in late January. He suggested the season could be started the second week of March. Mr. Mays stated that if he has to March, it maybe be okay and still have a good chance. Mr. Curtis also commented the season could start later and skip County games, play longer and go straight to All Stars.

In response to Janice Hardy's inquiry about using local merchants to build the park, Mr. Mays explained it is put out to a general contractor who selects suppliers. Mr. Curtis mentioned he has a neighbor who works for a firm out of Tampa who does parks.

Dugouts—Janice Hardy brought up the chain link dugouts and reported there has been a lot of negative talk because of team control related to parental and sibling interference when chain link dugouts are used. Mr. Curtis noted that on the other hand it is distracting to spectators who can't see the field because of the block dugouts and they are awful hot because there is no flow-through air.

Mrs. Page reported more chain link dugouts are being seen Countywide. Chairman Doler noted chain link dugouts were not on original Referendum. Mrs. Page pointed out improvements to ball fields could include dugouts which are part of the game. Mr. Curtis suggested putting in ventilation holes as a compromise. Chairman Doler agreed that would help maintain control. Staff indicated they were not at liberty to give an answer. Mrs. Page indicated Mr. Nelson prefers chain link because they are easier to maintain, etc. She reported windscreens have been used to provide some security which can be done as part of regular maintenance if that would help.

Mr. Mays stated he can take it back to Mr. Nelson that the committee prefers not using chain link for the dugouts. Cris Curtis suggested making a recommendation to get a preference from him. Chairman Doler inquired if there would be a pitch on the dugouts. Mrs. Page indicated that was part of discussion before that the present dugouts have a drainage project. All agreed.

## V. NEW BUSINESS

Concession Building Renovation—Brian Stahl introduced Beth Dawson who works with him and Herb Sands who will be the architect on the building renovation. Mr. Sands reviewed the following areas:

- Upgrade and bring electrical service up to code
- New lighting.
- Install awnings around the front concession area and extend roof, hip roof.
- Replace existing concession window shutters with accordion-type doors—roll-up security.
- Install dual-zone air conditioner (concession and board room), replace HVAC.
- Investigate roof condition, improve roof—undulations. County suggested a shingle-type roof that would match the rest room building. It was noted balls would bang metal roofing.
- New ceiling grid.
- Add insulation.
- Ventilation of roofing, ridge vent. Mrs. Hardy reported an air conditioning man said ridge vent

wouldn't work because pitch is too low. Mr. Sands stated he would replace the roof and increase pitch.

- Vent hood over cooking area.
- Refrigeration units—address heat generation.
- Aesthetic improvements, matching stucco to rest room, different guttering, paint, shutters, roll-down doors, gutters.
- Tile flooring.
- Provide floor drain.
- Extended paving outside concession doors.
- Minor accessories—bulletin board.
- Expand concession space at it relates to the overall building.

Rest Rooms—Mr. Sands gave the following suggestions for upgrading the rest rooms:

- Improve ventilation using exhaust fans, but not air conditioning.
- Tile floor and walls, fiberglass dividers.

In response to Cris Curtis' inquiry as to the square footage, it was estimated to be about 25' x 65'. Later in the meeting it was suggested it might be as much as 85'.

Mr. Sands described improvements made to parks in Satellite Beach and Lipscomb in Melbourne. He noted the present building was built in sections and suggested expansion joints could be installed if stucco was to be used. He suggested that split face would last longer and look better, but doesn't know if it fits into the budget. As to guttering, the roof needs to be up and have a better pitch and he wouldn't use guttering if roof is extended out. He stated the building can be remodeled, and he will look at replacing trusses with raised edge, change profile of it and provide ventilation. He explained the building can't be occupied if the roof is removed.

Cris Curtis inquired about the \$215,000 figure on the handout. Brian Stahl stated that shouldn't be on the sheet with the remodeling. It is the cost of the prototype building. The prototype building is an option. Mr. Sands stated he can actually make it look like a new building.

Cris Curtis observed the roof would need to go up a few feet just to get duct work in. Mr. Sands made the following comments: The mechanical and electrical will be redone. There will be new interior, exterior and finishes. There's value to the building. The footings and the block is not where all the money is. The money is in finishes, so it is going to be an ambitious project. If it's done right, it will last as long as we do. Stucco has painting and cleaning issues. Split face block doesn't solve all problems, but is durable and people seem to be satisfied with it. If a kid bumps into it and get's scraped, he then stays away from it. Cyndi Conaway inquired if the rest room would have to be done too. Mr. Sands didn't think so, and it wouldn't be as cost effective. He will try to connect restroom to the pavilion behind it to make it look like it was all built at the same time.

Cris Curtis inquired if there would be internal changes on walls, etc. Mr. Sands stated he will listen to the client. He stated he heard the league wants the concession area larger, and suggested it might be more cost effective to extend the front. In response to Chairman Doler's question regarding the pole that sits in middle of the concession, Mr. Stahl indicated he doesn't think it is load bearing.

In response to Janice Hardy's inquiry if the cabinets will remain or be replaced in the kitchen area, Mr. Mays responded staff needs to know what the committee wants. Mr. Sands suggested listing it on a piece of paper. Mrs. Hardy stated she would like to move the ice machine. Mr. Sands stated all equipment that has internal compressors create a lot of heat which will be taken into consideration in designing the air conditioning. There are ways to exhaust out heat, then it doesn't mix with the air conditioning system.

Mrs. Conaway inquired if there will be drywall. Mr. Sands responded a place is needed for running electrical, however most didn't want drywall. He usually uses another type board in restaurant kitchens.

Janice Hardy asked if the existing windows will be replaced in the concession. Mr. Sands responded it's on the list. The plywood system of closing windows will be looked at. Mrs. Hardy stated the league may need an additional ice machine because they run out of ice by 4:00 p.m. on Saturdays.

Cris Curtis recommendation making the building another 10 feet so the freezer and ice machine which generate heat can be in another room, and maybe shift kitchen around, using existing window opening. Mr. Sands stated it helps if the user writes down what is desired, then he can turn it around and ask if this is what the committee wants.

Prototype Concession Building—Mr. Mays displayed an option of the prototype building. It was observed it looks like the concession area is roughly 20'x20'. Cyndi Conaway inquired if both sides could be used for concession since rest rooms are out back. Mr. Mays noted the mechanical chase between. It was suggested the restrooms in the prototype could be used for storage of equipment. Cyndi Conaway inquired if the building would fit between the major and senior fields. It was determined the building is 45' 4" square. Wayne Doler said it wouldn't fit between the fields. Cris Curtis suggested moving it closer to the parking lot. Mr. Mays stated that if the committee wants the building, staff can make it work in the area. It was suggested to also consider the budget. It was budgeted in the overall plan. Renovation has no firm figures, and is estimated between \$160,000 to \$170,000 to renovate. The prototype would be \$215,000. Ken Carlson noted that not having rest rooms would lower the price and it might be possible to get the new for the same price as remodeling.

Cyndi Conaway stated she likes the new building better. In response to inquiries by Chairman Doler, Mr. Mays stated an elevator would increase the cost significantly, and this design doesn't require elevator. Chairman Wayne stated he would like to see the footage of each area.

Cris Curtis asked if access to upstairs could be external. Mr. Mays stated this is the prototype which will be used at all fields to save design costs. The problem of children climbing the stairs was also mentioned.

Mr. Curtis stated that if \$150,000 is going to be spent, the A&E did a good job presenting remodeling. But if the money is spent on a new building, it would benefit everyone 50 years from now. Probably things could be done to satisfy concession and storage by turning some things around.

Chairman Doler noted that building the concession more to the north, closer to the parking lot, would give the vendors easier access and be farther from foul balls. Mrs. Page noted it would also be better for viewing the games. In response to an inquiry from Chairman Doler, Mrs. Page stated removal of old building would come out of the project. Chairman Doler suggested keeping the old building for storage for equipment. Mrs. Page reported W.W. James is keeping their old single-story building, but it won't improve viewing the games at Holder.

Cris Curtis stated he would like to see the new building and keep the existing building for storage of equipment because somewhere down the road money will need to be spent for more storage. Mr. Curtis & Chairman Doler stated the portable storage floor is falling in, and is an eyesore.

Mrs. Page asked if moving the concession would affect stormwater. Mr. Stahl indicated he would have to redo it and might have to change the parking. In response to an inquiry from Cris Curtis, Mr. Mays stated building the concession would fit into the six month time frame.

Chairman Doler asked if the measurements for rooms in the prototype could be put on the Internet. Mr. Mays stated he will ask the architect.

Mrs. Page stated that if the committee wants to do it this next season, a recommendation needs to be made tonight. Chairman Doler stated that is hard to do without measurements. Mr. Curtis noted there are two options, and modify the existing may come close to the cost of a new building. Mr. Curtis stated storage is going to be needed regardless of what is done. Mrs. Conaway noted that wouldn't be a problem if the old building is kept. Chairman Doler suggested painting the old building to match the new building.

Mr. Curtis noted the committee represents the community if there are few other changes in the \$850,000 project, this would reflect there was something done at the park.

The committee gathered around the floor plan of the prototype and arrived at the following plans:

Plan A—Use concession and men's rest room for expanded concession. Try for one open room for concession. Minimize the mechanical chase to just side of concession in a T. Use the women's rest room for storage.

Plan B—Move the lower stairwell, janitor, and storage to the opposite corner in lieu of the men's rest room. Flip flop the upper level to align the stairwell with the lower level. Convert the women's rest room into a storage/ equipment room. Expand the concession area to include the adjacent space previously occupied by the stairwell/ janitor/storage space. Delete the wall between those two areas and utilize columns, if needed, for structural support.

On all plans: Eliminate the outside privacy walls, use columns instead. Make provision for a second ice machine. Pavilion stays on south side.

Cris Curtis stated he will measure the existing concession stand. He asked staff to provide measurements for prototype.

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**Motion by Janice Hardy, seconded by Cris Curtis, to direct staff to come back with answers to questions in one week and meet at the beginning of the 5:00 p.m. North Brevard Commission on Parks and Recreation meeting on May 9, 2002.**

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

**NAY: None**

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**Motion by Cris Curtis seconded by Judy Mitchell, that the area on the south side of parking lot, from the senior field to mid-outfield on the major field (Field 2), not be asphalted because of foul balls.**

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

**NAY: Hardy**

**4-1**

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Mr. Curtis suggested using the 1.3 acres to be acquired for additional back stops and practice area, and use the sand to fill on the north side of the road for additional batting areas also.

VI. PUBLIC INPUT—None.

VII. ADJOURNMENT

The meeting adjourned at 7:16 p.m. at the motion by Cris Curtis, seconded by Cyndi Conaway.

Respectfully submitted,

Wayne Doler, Chairman      jbi



Call 264-5105 for copy of First Floor Plan for 2-Story Concession Stand.