

**NORTH BREVARD COMMISSION ON PARKS & RECREATION
HOLDER PARK & W.W. JAMES PARK REFERENDUM COMMITTEE MINUTES**

Minutes of the regular meeting of the North Brevard Commission on Parks & Recreation, an advisory board, Holder Park & W.W. James Referendum Committees held Thursday, October 10, 2002, in the Brevard Room of the Brevard County Government Center-North, at 5:00 p.m.

NBCPR Members Present

Ted Beck, Chairman

Dr. Ron Bobay

Barry Gainer

Gigi Henkel

Scott Johnson

James Mack

Members Absent

Ken Carlson

Chris White, Vice Chairman

Holder Park Committee Present

Cyndi Conaway

Janice Hardy

Judy Mitchell

Absent

Wayne Doler, Chairman

Chris Curtis

Ken Carlson, Ex-Officio

W.W. James Committee Present

Dan Lawrence, Vice Chairman

Joe LeBlanc

Howard Woernley III

Dr. Ron Bobay, NBCPR Liaison

Absent

Angela Sisson, Chairperson

Brian Blickley

County Staff Present

Jack Masson, Assistant Parks & Recreation Director

Cheryl K. Page, North Area Parks Operations Manager

Michael J. Rubacky, North Area Parks Maintenance Superintendent

Terry A. Lane, North Area Parks Recreation Superintendent

Judy Inman, North Area Parks Operations Administrative Secretary

Titusville City Council & City Staff Present

Jim Herron, Public Works Director

I. CALL TO ORDER

Chairman Ted Beck called the meeting to order at 5:07 p.m.

II. APPROVAL OF MINUTES

Motion by Gigi Henkel, seconded by James Mack, to approve the North Brevard

APPROVED 11/14/02-NBCPR Minutes of 10/10/02 Meeting included Holder & WW James Ref Cmtes

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Commission on Parks and Recreation minutes of September 12, 2002.

AYE: Beck, Bobay, Gainer, Henkel, Mack

NAY: None

Carried 5-0

Motion by Cyndi Conaway, seconded by Judy Mitchell, to approve the Holder Park Referendum Committee minutes of May 9, 2002.

AYE: Conaway, Hardy, Mitchell

NAY: None

Carried 3-0

Motion by Howard Woernley, seconded by Dan Lawrence to approve the W.W. James Referendum Committee minutes of February 21, 2002.

AYE: Lawrence, LeBlanc, Woernley

NAY: None

Carried 3-0

III. REFERENDUM PROJECTS

A. Reports–

Holder Park–Jack Masson reported attempts have been made to start the project in time to finish for the 2003 season, however, staff has run into some technical problems which require delaying the entire project. The plans and specifications were later than anticipated. The benefits–scope of work has changed. The A&E and staff have met and determined the turf is good on fields 1, 2, and 3, but still need lighting and fencing. However, the fields won't be ready for 2003 practice time. Concern is that the fencing and sidewalks could be accomplished, however, when going back to set poles and grading, early work could be undone. Extensive grading work will be done for the parking and it is preferred to do all civil work first. The advantage of waiting is the league will have the opportunity to work out of a new concession stand. The two-story building is being modified because fairly new existing restrooms are on site. Professionally, staff recommends waiting until immediately after the 2003 season which ends in June or July, rather than to piecemeal the project.

Janice Hardy expressed it is very disappointing because the league forfeited tournaments and fall ball which generate revenue and will not be able to do so again in 2003. The existing board room is not air conditioned which makes it difficult and window unit is inadequate for the concession stand. She thinks it is unfair and poor planning. She mentioned the soda dispensers have been removed by Pepsi.

Dr. Bobay inquired what changes were made on the scope of work. Jack Masson responded there are two issues. The entire project involves demolition of existing concession/meeting room and building two-story replacement and relighting of the entire complex. The t-ball field will be able to be turned 180° to provide better service. Drainage and parking are the main issues. One issue staff and the A&E addressed was turfing and grading which won't have to be done, but some areas will need to be corrected. Contributing factors are the plans being received late and the lighting ordinance impact. Mr. Masson stated it is the County's problem to restore getting the machines back in and he has no problem asking Cheryl Page to look at what can be done to improve the air conditioning situation. Mr. Masson also stated there was talk that the building might be done later on and use a portable in the meantime. Mrs. Hardy stated she

thought that was only for a few weeks.

Mr Masson suggested the league and staff work together to overcome concerns to get through next season. Chairman Beck asked the committee if it would help overcome disappointments if staff works with the league. Mrs. Hardy stated the need to make volunteers somewhat comfortable and that the food shouldn't come out of a hot shell of a building. Mr. Masson reiterated how important concessions are to youth leagues and stated he will commit that staff will work with the league to get through the season. Mr. Masson also stated that one of the problems with piecemealing when lots of children are participating, there is concern of construction while children present.

Chairman Beck asked if the advisory board had recommendations. Janice agreed piecemealing would not be good. She appreciates the offer to help and air conditioning is the major concern. Ron Bobay inquired if the County concession stands are typically air conditioned. Mr. Masson responded that the vast majority are now.

Cyndi Conaway noted air conditioning is needed in the rest of the building as well.

W.W. James Park– Jack Masson reported the land swap with Sissons at the entrance to the park for improvements to parking at west side is in progress. Dan Lawrence stated he is looking for more of what is going to happen with the pavilion up front. Mr. Masson reviewed the project elements. The entrance road is being changed, and agreement is being worked out with the Sissons to trade property for access to their property, improved parking and overflow parking, junior field extended to 310, 311', and 300', realignment of road, complete renovation of fields 2, 3, and 4–fencing, lighting, turfing, irrigation, grading, fields 1 and 5 lighting and fencing, three encroachments corrected by moving fences in, new fencing around batting cages. The final issue is improvements of the concession and new pavilion with design of a covering and extension of the roof. That is in final design in order to go to bid in June or July 2003.

Mr. Lawrence inquired what contractors will be used and if Holder and W.W. James can both be done at the same time. Mr. Masson stated the contractor is unknown because of bid requirement, but the projects could be done at the same time. However, staff probably won't bid both at the same time. Mr. Lawrence stated his concern of the timing issue if both are done at the same time. Mr. Rubacky replied the bid process includes a completion date for the job. Mr. Masson again stated he doesn't think that staff will bid the two parks as a package, but rather they will probably be bid separately. The same contractor may get both bids but must demonstrate the job can be completed as specified. Howard Woernley inquired if the work will start in July. It was noted the design has been going on since February. Mr. Masson responded the committee will approve the final plans and then they will go to the advisory board. Construction won't start until post-season tournaments are completed.

Mrs. Hardy inquired if the bidding process would be done before July so work can commence in July. Mr. Masson responded staff wants the work to commence when the post-season is over. The bids will be on the street and the award made by the Board of County Commissioners prior to commencement. Mr. Woernley inquired of the date the A&E committed to complete the design. Mr. Masson reported they are completing the drawings on the roof. Mr. Woernley is concerned the time line will keep moving. Mr. Masson stated that they have committed to a time

line but he didn't have the answer at hand.

Janice asked if the Titusville Little League field renovations/improvements are scheduled for Sand Point. Mr. Masson indicated they are relocating to Marina Park which can't take place until Chain of Lakes is finished.

Chairman Beck inquired about the land swap. Mr. Masson indicated the area at the entrance on a map. Mrs. Hardy inquired if the Holder property was purchased. Mr. Masson reported the County was able to acquire 1.6 acres on the left field corner.

Causeway Improvements—On hold pending bridge study.

Chain of Lakes Recreation Complex—Mrs. Page reported the 100% drawings were expected today and the project will go to bid after first of the year. There is an 18-month construction window.

Downtown Urban Parks—Jim Herron reported City Council directed staff to move forward with an agreement with SunTrust to purchase the parking lot. Near the end of the meeting, he added the City will purchase the parking lot, but the committee will determine scope of work. The City is moving forward to develop a master plan for parking in the downtown area.

Equestrian Trails & Facilities—See Mims-Scottsmoor Community Center

Gibson Gymnasium & Field—Mrs. Page reported PAL is in process of doing their work in the gymnasium and the field plans were given to Dr. Bobay for approval. Dr. Bobay indicated priority use is for younger leagues, but the property is adjacent to Titusville High School (THS). Two fields are non-regulation size, and there is a practice field. He inquired if the practice field could be regulation size which could also be used by THS. Mr. Masson indicated he will look at that. Dr. Bobay stated he understands the thrust is for younger leagues, but if time could be used by the high school, it would be helpful. Mr. Masson and Dr. Bobay confirmed THS has been using some of that area for practice, especially in the past. Mr. Masson will report back to Dr. Bobay.

Harry T. & Harriette V. Moore Memorial Park—Mrs. Page reported staff is going to the board in November with a request for a loan to the non-profit organization which was deferred from September. They are accepting donations to build a replica of the home.

Marina Park— Mrs. Page reported staff is waiting on a decision from City of Titusville. The next staff briefing will be October 31 at 1:30, place pending. Mr. Herron reported the parking and retention provisions were sent to staff. Mr. Masson stated he received a narrative today.

Mims-Scottsmoor Community Center—Mrs. Page reported the project is on hold pending land acquisition and the Maytown Trail.

North Brevard Senior Center—Mrs. Page reported the committee will meet on October 23. The A&E is bringing a modified plan based on the committee's recommendations.

Parrish Park–Scottsmoor–Mrs. Page reported bids for the water system and building were received on the second attempt. She hopes to open the park in November or December.

Sand Point Park Phase I–Mrs. Page reported she has a meeting with the user groups, Titusville Yacht Club and U.S. Coast Guard Auxiliary, on October 29. This is because of the Poe property sale, the Space Walk of Fame is being relocated to the retention area in the former McCotter Ford location. Therefore, there may be other improvements in the southeast corner of Sand Point Park. The committee may have to reconvene. There will be Phase 1a and 1b with a \$100,000 playground to be in the same area as it is presently located, plus possibly doing improvements to Valicenti Pavilion kitchen, and possible road work at entrance and around edges of the park.

Sandrift Community Center–Mrs. Page reported work should be starting late October or November. Staff will be relocating in adjacent firehouse or other nearby facilities.

Titusville Veterans’ Memorial Pier–Mrs. Page reported the Finger pier was completed to meet grant requirements for City of Titusville. The concession and bait shop is at 90% design. Mrs. Page announced she is working on a menu and suggestions are welcome.

U.S. Space Walk of Fame, Space View Park–Mrs. Page reported the Gemini II monument improvements are underway this week. Chairman Beck stated he wants to make sure money is spend according to Referendum.

B. Referendum Committee Appointments–None

IV. PERSONAL APPEARANCES

Bea Polk stated the CRA met the other night and discussion sounded like the five acres are already gone. She would like for the County to take a stand, make a meeting with the County Commissioners and for the rest to get involved with this. VectorWorks is requesting 250 parking places during the business day and 75 at night. She asked, who is agreeing on this? She noted the Referendum money is for more than a little bunch in Titusville. She stated the need to call a meeting before the County Commissioners to get this straight. It is State property. They are taking the five acres. She asked, does this board want to go to Tallahassee with the citizens to keep this from happening? The only way Mr. Gray will get the land is under the table from the people. She wants this board to meet with the Board of County Commissioners with all the paperwork. If Tallahassee knew the true story, they wouldn’t allow it. There was some talk if the business is sold, the parking would go with the new business. Something is wrong. She talked to an attorney who said it could be tied up forever which would include the parking lot. She can’t believe City is giving up the property and can’t believe this board is not doing anything about it. She asked, Do we fight both the City and County? She also asked Mr. Beck to get a meeting set with Commissioner Scarborough soon. Mrs. Polk asked, Where is the truth? Tell us and show us what you are doing.

William Horner reported that at the CRA meeting Tuesday night, a sketch was in the package which Mr. Horner gave a copy of to the board. It was submitted by VectorWorks and is about the fifth or sixth sketch submitted by VectorWorks of what they want and said they would probably need about 250 parking spaces. Mr. Horner reported that with a magnifying glass, he counted about 260 spaces in that lot which sort of accommodates what they want. On the south

end there is another parking lot with 120 spaces approximately which will undoubtedly serve the ball fields. He asked staff what the approximate maximum parking has been required at Marina. He stated it looks like the south end will satisfy the County's needs and north will satisfy VectorWorks' needs. He read from the May 24, 2002, letter from Scott Knox to Dwight Severs. Mr. Horner distributed a sketch which staff presented to this board on April 11, and asked the board to give consideration to that drawing. He suggested forgetting the City and the five acres, and asked what staff and this board want. In closing, Mr. Horner stated that a thought that occurred to him is the County should be proceeding on what they want and when the board decides what they want, the board can bounce it off what the City and VectorWorks present. He stated the five acres is the people's property and not one square foot of VectorWorks' land is involved in the sharing.

Barry Gainer suggested a motion to vote to send a letter to the City saying the advisory board is opposed to giving the five acres to VectorWorks. Discussion ensued regarding previous votes on the issue and the appropriateness of voting again. It was decided since Mr. Gainer was not on the board at the time of the last vote, it was appropriate for him to make a motion. Mr. Mack inquired if after the last vote, the issue wasn't taken out of the advisory board's hands. Chairman Beck referred to the letter the City wrote the County saying they were taking the five acres out.

At Mr. Masson's request, Mr. Horner came to the microphone and read the opening paragraphs of the May 24 letter from Scott Knox to Dwight Severs. Mr. Horner noted the potential for great litigation.

There was discussion about the Marina Park committee meeting introduced by Scott Johnson and precedents set by other committees mentioned by Joe LeBlanc. Dr. Bobay pointed out that as long as there are some legal issues about the ownership of the property, it wouldn't be helpful to go to committee, to which Scott Johnson agreed. Mr. LeBlanc stated it would not be unfair to ask the committee to come up with a plan that might not be usable since the number of acres available is not known at this time.

Several times during the discussion, Chairman Beck offered to meet with Commissioner Scarborough and report back to the advisory board.

Mr. Mack raised several questions regarding previous votes and discussion and stated he disagreed with voting a second time concerning the VectorWorks issue.

Dr. Bobay stated, as he indicated before, he believes it is not in the best long-range interest of the community to give away public land on prime riverfront property. He indicated he thought the motion would be appropriate and the advisory board should go ahead and vote on it.

Mr. Gainer stated he thinks it is a mistake to give away public property to a private individual, that the land belongs to everybody.

Mr. Johnson questioned circumventing what two agencies are trying to figure out and spoke against the advisory board making policy for the County or the City.

Chairman Beck called for a roll call vote.

Motion by Barry Gainer, seconded by Gigi Henkel, to oppose giving the five acres to VectorWorks.

AYE: Beck, Bobay, Gainer, Henkel

NAY: Johnson, Mack

Carried 4-2

V. OLD BUSINESS

Port St. John Pool Committee Appointments–Mrs. Page reported Richard Mickle would like to serve on the committee as an alternate member and that Dr. Bobay wants to appoint two members as School Board representatives which would require increasing the committee to nine members.

Motion by Ron Bobay, seconded by Gigi Henkel, to appoint two members as School Board representatives, increasing the Port St. John Area Pool Committee membership to nine.

AYE: Beck, Bobay, Gainer, Henkel, Johnson, Mack

NAY: None

Carried 6-0

Motion by Ron Bobay, seconded by Barry Gainer, to nominate Todd Sheurer, the incoming assistant principal for Space Coast Junior/Senior High School, as one of the two School Board representatives on the Port St. John Area Pool Committee.

AYE: Beck, Bobay, Gainer, Henkel, Johnson, Mack

NAY: None

Carried 6-0

Motion by Gigi Henkel, seconded by Barry Gainer, to appoint Richard Mickle as an alternate to the Port St. John Area Pool Committee.

AYE: Beck, Bobay, Gainer, Henkel, Johnson, Mack

NAY: None

Carried 6-0

VI. NEW BUSINESS

Chairman Beck read a letter of resignation from George Broyles from the advisory board because he has moved to within the city limits of Titusville. Chairman Beck suggested sending a certificate and plaque for the many years Mr. Broyles put in with Parks and Recreation. It was decided to invite Mr. Broyles to the meeting to receive the plaque. It was noted a replacement liaison will be needed for the Port St. John Area Pool Committee, but the decision was postponed to the next meeting to allow for another County appointment to the advisory board.

Mrs. Page reported Fox Lake will not be drained until fall 2003 due to State funding issues. This will allow staff to give better service to the public, because reservations won't have to be changed.

Mrs. Page also reported a \$58,000 playground for Manzo Park is being funded by City of Titusville CDBG.

VII. REPORTS

A. Advisory Board Members on Assigned Parks–None.

B. City of Titusville Staff Report–See Downtown Urban Parks above.

C. Parks Maintenance Superintendent–Mr. Rubacky reported the County hired three full-time permanent positions for Referendum projects and two will be posted next week. Chairman Beck commended him for his good work.

D. Recreation Superintendent–Mr. Lane presented the new fall/winter brochure and announced some upcoming programs.

Gigi Henkel asked if letters were sent forward from the last vote on the land swap saying the board was undecided. Mrs. Page recollected that was handled by Chuck Nelson. Chairman Beck stated the County Commission was aware of the vote. Mr. Herron noted the language is for a joint, shared use, it is not really five acres, and it is not a donation of property. Dr. Bobay asked if he can assume there will be a transmittal letter to the Commission indicating another vote was taken. Mr. Masson indicated it will be written under Chairman Beck's signature.

Chairman Beck suggested the members put Ordinance 02-38 from the packet in their notebooks. The updated County Policy BCC-67 relating to the Ordinance will also be provided for the member's notebooks.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Ted Beck, Chairman

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