

**Mims-Scottsmoor Community Center Referendum Committee
Committees Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)
Minutes of Meeting held December 13, 2004, at 7:00 p.m., at Mims-Scottsmoor Library**

Mims-Scottsmoor Community Center

Members Present

Lee Bird
Patti Franzetta
Doris Geis
Lorene Shafer

Members Absent

Katherine Bonnici-Resigned
Shelly Kipp
Andy Root-Excused

Parks & Recreation Staff Present

Charles S. Nelson, Parks and Recreation Director
Terry A. Lane, North Area Parks Operations Manager
Judy Inman, Administrative Secretary

I. CALL TO ORDER

The meeting was called to order at 7:08 p.m. by Chairman Lorene Shafer.

II. ROLL CALL

As listed above. Andy Root was excused as he was working.

III. APPROVAL OF MINUTES

The October 18, 2004, minutes of the joint meeting with the Equestrian Trails & Facilities Referendum Committee, and the separate meeting of the Mims-Scottsmoor Community Center Referendum Committee were accepted as written at the motion by Lee Bird, second by Patti Franzetta.

AYE: Bird, Franzetta, Geis Shafer

NAY: None

Carried 4-0

IV. STAFF REPORTS -None

V. OLD BUSINESS

A. Park Elements

Mr. Nelson stated he wanted to be sure all are on the same page in terms of the elements to be constructed since the committees separated. The \$790,000 for this project includes land acquisition of 10 acres-which is not absolute-softball fields, soccer fields, 40x60 pavilion, playground, benches, parking and restroom. The project includes land for a community center, but the structure was not funded. A list was developed by the joint committee and for the most part, the equestrian items would obviously be pulled out. What should remain from the list is part of the discussion, or should the Committee work from the original Referendum documentation. Lee Byrd stated he would like to reaffirm it and receive public input on what they would like to see in a community center. Chairman Shafer called for public input.

Walter Pine commented that the Referendum is non-binding as far as the elements. There should be a priority set up and he believes the most important thing is the community center, certainly for an emergency shelter. He thinks the Committee should start with their own list of elements. Everyone knows there will be restrooms and accessibility requirements. He would like to define the primary function of the community center. It would be multi-functional, but if it is for public meetings, it would be different than if it were for entertainment or a library. There were discussions in previous meetings about County-owned land the in north area, and about donated land. Volunteerism is higher in North Brevard than other areas which also is a way to make the money go further. Needs include one large meeting room, a large commercial-type kitchen, animal friendly for the purpose of a storm shelter, built in PA system with assisted listening devices. The size should be according to how many the building is intended to accommodate based on a determined percentage of the local populace. Mr. Pine believes there should be an area for a small fledgling library for legal documents and public records unique to the area for storage and maintaining. Chairman Shafer stated she was told the library would be built and funded separately so this

Committee doesn't need to worry about that.

Mr. Nelson displayed a drawing of an 18,000 square foot community center which is currently being built as part of the Referendum in South Brevard, but didn't have copies for handing out. It is being designed to sheltering standards of 170 mph winds. In response to an inquiry from Lee Bird, Mr. Nelson reported he thinks it accommodates 250, noting shelters are for those who are forced to evacuate mobile homes or structures that might collapse during a hurricane. This structure has an indoor sports area, basketball and volleyball courts, but also can be used for major indoor community events. It also has smaller rooms, some 20x40, for other kinds of activities. In response to an inquiry from Lee Bird, Mr. Nelson indicated in the South these are in regional parks. At least 10 acres would be needed for additional parking, but 15-20 acres would be more appropriate. Open play areas are needed outside for children. In response to an inquiry from Doris Geis, Mr. Nelson stated the cost of that building is about \$3,000,000, noting costs are high right now, and building to 170 mph winds adds \$300,000-500,000.

Barbara Morehead said she dittoed what Walter Pine said. She emphasized Scottsmoor is just on the cutting area of growth, looking at two developments and a lot more people so the need for a community center is there. A place that would provide a shelter is definitely needed, but probably cannot deal with a building that large. She had in mind the 10 acres purchased behind Parrish Park-Scottsmoor. Mr. Nelson indicated it would take additional acreage there, particularly for a building that size. So much of the back at Parrish Park-Scottsmoor is wet. If a site were purchased with 10 good high, dry acres, it could be done. The whole site is 16 acres. Mrs. Morehead asked if it would benefit to obtain a few lots to the south or north. Mrs. Morehead knows landowners to the south and suggested possibly some land could be donated.

Marianne Syverson, a resident of Scottsmoor, stated she was present to support the building of a community center in Scottsmoor. There is no storm shelter in Scottsmoor and no public building is large enough for public meetings, social functions, special events and emergencies. With the anticipated amount of home development in Scottsmoor, a community center is needed. It could also provide an office for a local Sheriff Department. She hoped the Committee would see the needs and allocate the funds for a Scottsmoor community center.

Thelma Roper of Titusville stated she likes the list so far. She thinks Walter is right in most ways about recreation areas. She suggested having a small exercise room on a fee basis to maintain the equipment, which would save the drive to Titusville. What Walter is looking at for the library records is a place for documents pertaining to Scottsmoor to be housed and maintained for the community and historical value. Grants may be available for making things more hurricane shelter standard. Also she understands there may be a grant for making the building animal friendly.

B. Potential Properties

Mr. Nelson stated there is no availability of utilities. Water ends at Parrish Road, and sewer comes only as far as Walkabout, so whatever is done would be well and septic at this point in time. The question for the Committee is acreage and if the Committee wants to look at expanding Parrish Park-Scottsmoor which would require less acreage acquisition. Mr. Bird noted there are already water and septic systems. Mr. Nelson stated an additional septic system would be needed. Mr. Bird stated that, if the Committee aimed at that, things such as athletic fields, pavilion, playground/swings and restrooms could be marked off. Mr. Nelson suggested a place other than ballfields would be needed as open space for special events. Mr. Nelson stated staff can go back and do a layout of what additional space would be needed for an 18,000 square foot building. Chairman Shafer inquired if that is larger than the population needs. Mr. Nelson stated it would be sufficient for some time to come based on the number of people who typically go to shelters. Mr. Bird noted another 850 homes are being added.

Mr. Bird stated that based on what he sees, he thinks that would be a great place and would like to see the Committee pursue that.

Chairman Shafer asked if there are any other potential properties anyone in the room would like to mention.

Walter Pine stated he had public comment on the issue. Mr. Pine stated he agreed with Mr. Bird, but doesn't know how far along development is on the adjacent properties. In the past, the County has exchanged properties for some of the point systems, canopy issues, etc., so there is the potential for the developer to benefit from exchanging property, and that should be researched. Also there are specific grants that are available that need to be researched. Mr. Pine stated he doesn't think a better site can be found with existing facilities and access for the general public. It is very near the center of Scottsmoor. Mr. Nelson related that of the 16 acres, about 10 are usable, and of the 10,

about 8 are developed. Mr. Pine suggested also looking into properties in North Brevard that are currently held by the County and that might be able to be exchanged with a developer or land owner with undeveloped property.

Motion by Lee Bird, seconded by Doris Geis, directing County staff to start a feasibility plan on using the Parrish Park property and expanding it into enough acreage to house a community center.

AYE: Bird, Franzetta, Geis Shafer

NAY: None

Carried 4-0

Mr. Bird summarized that staff will look at surrounding properties and County property for exchange. Mr. Nelson stated he will take a look at it. Additional land at Parrish Park–Scottsmoor was donated because the developer wanted to get out of the Development Regional Impact (DRI).

Mr. Bird stated that he doesn't think the Committee is quite as far along as plans for a community center. Everyone should think what they want in the building. Doris Geis asked if the building is on County property for the building, can the money be used for the building itself? Mr. Nelson said it can and mentioned as he did previously, it is the Mims-Scottsmoor Community Center and now it is further north than Mims. There is a duty on the part of the Committee to be sure there is a very broad public comment, like tonight, when the final decision is made to be sent to the NBCPR, as it does deviate somewhat from what was initially stated. Mr. Nelson stated, as he mentioned to the Equestrian Committee, that even with all the land that is vacant, it is difficult to find the acreage needed.

In response to inquiries from Doris Geis, Mr. Nelson reported that the land to the west is wet and drops off significantly, and it is difficult to get permits and the cost is prohibitive for filling in wetlands. To the north and south there is a sand ridge. The south end is closest to utilities and land that hasn't been utilized. Picking up five to seven acres to the south would be ideal. Ms. Geis asked if two to three acres would be enough for the building. Mr. Nelson responded staff will see how the footprint of the building sits on the land and do some calculations on drainage for stormwater retention.

Barbara Morehead asked about figures presented in July of 2000, at one of the north area meetings, which included \$3,340,000 for Mims-Scottsmoor Community Center. Mr. Nelson explained the process the NBCPR used to prioritize and each was revised downward. That was a wish list which was ranked. That money was never available. Mrs. Morehead stated her point is the Moore Center, Cuyler Park, Senior Center, and Parrish Park–Scottsmoor were done. Mr. Nelson explained the funding and process which included grants and State funding in addition to Referendum dollars.

Barbara Morehead stated that it looks like there are costly roof lines on the building, and suggested looking at a building not quite as large and with a more conservative line. Mr. Nelson explained it was not for the aesthetics, but rather from not wanting a flat roof because existing flat roofs in the parks system leak. One criteria established is that there needs to be a positive pitch to the roofs. Also the roof is metal for durability and helps meet hurricane standards.

Chairman Shafer inquired if a 12,000 square foot building would be adequate for this location. Mr. Nelson reported that Port St. John Community Center (PSJCC) has about 15,000 square feet and there is no athletic space. If they did it again, they might want something different. Multi-purpose sounds good, but when there is a dance class on one side and a public meeting on the other side, it doesn't work. If community-based recreation is desired, a minimum is 10,000 square feet for basketball court, restrooms and basic office. Mr. Bird stated he didn't believe the difference between a 10,000 and 18,000 square foot building would change the acreage that much. Mr. Nelson agreed.

Larry Stuart, Volunteer Chief for Scottsmoor, reported the property west of the ballfield is a large sawgrass pond and is about waist deep all year long.

Walter Pine stated that as to a flat roof, he has spoken with some of the engineers at Patrick who may be able to do some volunteer work. The problem with flat roofs is poor construction and inspection. He stated that Barbara's point of economics is extremely important to make the money go as far as possible and serve the community best. It is easier to build a peak roof for some construction companies and can be less of a maintenance headache, but built properly, it is less expensive and less maintenance. He suggested researching it further.

Robert Robin, Oak Street, Scottsmoor, stated he does sheet metal construction and has done many sheet metal

roofs. He suggested calming down on the architectural design of the roof, which would be cheaper. He doesn't think all that architectural beauty is needed in Scottsmeer.

C. Committee Attendance

Terry Lane stated, that per the direction of the Committee, staff made calls to Shelly Kipp who said she would be here tonight. Katherine Bonnici called back today, and wanted to thank the Committee for the opportunity, but wants to take her name off the Committee. That will be taken to the NBCPR at their January meeting. Lee Bird inquired how many members are supposed to be on the Committee. Mr. Lane reported it was designed for seven, and an odd number is needed. Mr. Bird suggested it be stated the number is seven and replace members as needed. Mr. Nelson reported the number is established by the NBCPR. It was noted the Committee likes seven. Mr. Bird noted to need to fill at least one seat.

Only three unexcused absences in a row or in a six month period are allowed. Judy Inman reported there was an error in Shelly Kipp's address and as a result she did not receive all of the mailings. She was excused in July because she was on vacation, and missed the last meeting because she came on the wrong night. Chairman Shafer noted the meeting night had been changed several times and suggested giving a little more leeway until the next meeting.

Lee Bird asked if anyone is in line to replace Ms. Bonnici. Judy Inman reported Walter Pine and Thelma Roper called following the last meeting saying they were interested. Mr. Lane read from the NBCPR November meeting minutes regarding selecting alternates and committee members. Existing alternates, along with any new applicants are to appear before the NBCPR to be considered for appointment as members. Mr. Nelson stated that each time there is a vacancy, they want to have an opportunity to look at who is currently interested, taking it fresh each time. Any current alternates or those who have expressed an interest in being on a committee will be notified.

Walter Pine reported the previous policy for the County that people who applied were taken in the order they applied. Since the policy has significantly changed, he would like a written copy of that policy. He believes it was changed so they can pick and choose who they put on these committees. The deadwood rule is a County policy. If a member doesn't show up for three consecutive meetings, without informing the County staff and committee why they are absent, then the member is automatically removed from the committee. If a person isn't responsible enough to be sure they attend a committee, then they aren't the kind of responsible person wanted on a committee. It is important to follow the policy as it is written. It is not the County's responsibility to call committee members and a problem is created if a member isn't contacted.

Mr. Bird encouraged anyone in the audience who is interested to apply using cards that are available on the information table.

Thelma Roper commented that Ms. Kipp didn't get all of the notices, but did get some and didn't take the responsibility to call, and didn't show tonight, so why not replace her now.

Jeannie Gonzalez of Mims inquired how an excused absence is determined. Mr. Bird stated he would think it would be if they called County staff saying they couldn't make the meeting. Walter Pine reported the policy is silent on that. Typically it is left to the committee chairman. Historically the chairman is notified and then grants or doesn't grant an excused absence at the public meeting. If the committee disagrees, then the committee can say that is not excused. It is never ex-post facto.

Mr. Bird stated the need to address the Shelly Kipp issue and noted she has not attended any meetings. Mr. Nelson suggested the Committee ask Ms. Kipp go before the NBCPR and explain her circumstances and if she doesn't appear, they could fill two seats. Mr. Bird again encouraged people to apply for the Committee.

VI. NEW BUSINESS

VII. PUBLIC INPUT

Marianne Syverson inquired of the next step in knowing if a community center will be built in Scottsmeer. Mr. Nelson responded that once it is determined if the land is available, the next step is for the Committee is to decide what to build, potential funding sources, grants, etc. Mr. Nelson stated the land is critical, and if it is adjacent to the existing park, it would allow more of the money to go directly into a building at an earlier date.

Walter Pine suggest looking for property to be donated, and setting up a trust for Scottsmoor so the property stays with Scottsmoor and can't be bartered and traded as the County sees fit. Mr. Nelson stated because there are Referendum dollars, there would have to be a commitment for a time frame for spending the dollars and it is not unusual for there to be a reverter on a donation if it is not used for a public purpose. County staff does the footwork and technical work. The Committee's recommendation goes to the advisory board (NBCPR) who makes the decision.

Walter Pine stated that while that is typically the practice, he knows anyone of the public can seek donations to bring to the attention of the board. Individual board members can seek land, but must not violate Government in the Sunshine. Mr. Nelson stated the County would do due diligence—is it wet, does it fit, etc.—in order to tell the Committee if it can work or what the conditions are.

Mr. Bird stated he would love to have a reduced copy of the south area community center drawing and a reduced copy of the Parrish Park–Scottsmoor property layout. Chairman Shafer suggested something between PSJCC and Cuyler. Ms. Geis inquired of the dimensions of the Cuyler center. Someone else inquired of the square footage of the community centers presented earlier.

VIII. NEXT MEETING DATE

Motion by Lee Bird, second by Patti Franzetta, to meet February 21, 2005, at 7:00 p.m.

AYE: Bird, Franzetta, Geis Shafer

NAY: None

Carried 4-0

IX. ADJOURN

The meeting adjourned at 8:20 p.m. at the motion by Lee Bird.

Respectfully submitted,

Lorene Shafer, Chairperson jbi

Elements Listed on Board

Consider volunteerism

Large meeting room

Animal Friendly Shelter (Hurricane)

Kitchen–Large commercial

ADA–P.A. System

Size based on population

Library for records (historic)

Office–B.C.S.O.–Law Enforcement

Fitness room–exercise

Grants for Hurricane Standards.