

NORTH BREVARD SENIOR CENTER REFERENDUM COMMITTEE

Minutes of the North Brevard Senior Center Referendum Committee, appointed by the North Brevard Commission on Parks and Recreation, an advisory board, held Wednesday, September 4, 2002, at 2:00 p.m., at the North Brevard Senior Center.

Members Present

Joseph Mangino, Chairman
Gene Burden, Vice Chairman
Ann Hodge
Rachel Kusterer
Wayne McCall
Harry Ross
Scott Johnson, Ex-Officio (NBCPR)

Members Absent

Eric Rhys

A&E Present

Joe Morgan, KZF, Inc.

County Staff Present

Cheryl Page, North Area Parks Operations Manager
Chuck Mays, Construction Coordinator
Jill Hill, Recreation Leader

City Staff Present

Chuck Denman

I. CALL TO ORDER

Joseph Mangino called the meeting to order at approximately 2:00 p.m.

II. APPROVAL OF MINUTES

Motion by Gene Burden, seconded by Wayne McCall, to approve the minutes of February 8, 2002.

AYE: Burden, Hodge, Kusterer, Mangino, McCall, Ross

NAY: None Carried: 6-0

III. STAFF REPORTS

Cheryl Page informed the Committee that Mr. Nelson was unable to attend due to another meeting. Mrs. Page stated that the City of Titusville is interested in using a portion of the recently purchased property for storm water needs. Mr. Nelson has advised Chuck Denman that the City would have to purchase the property. Mrs. Page then asked Chuck Denman to explain the City's intentions to the Committee.

Chuck Denman stated that the City would like to construct a seven-acre retention pond to avoid flooding. Mr. Denman explained the concept and showed the Committee the subdivisions that would be affected and the retention area on a drawing. Joe Mangino inquired how long the water would sit in the pond. Mr. Denman stated that the feeling was year-round. Joe Mangino inquired if the City could use less than seven acres. Mr. Denman stated that they could but the retention area would not be as effective.

Wayne McCall inquired if the flooding waters would be pumped into the pond or if it would be natural flow.

Chuck Denman stated that the vision would be natural flow although some water may still have to be pumped out of the subdivision cul-de-sac. Joe Mangino stated he would like a copy of what the City would like to do and then go from there. Joe Mangino stated he was told there was a sewage pumping station somewhere in the area and inquired if Mr. Denman was working with the water and sewer department. Mr. Denman stated that there are many lift stations but not in the area that is being addressed. Discussion ensued regarding lift stations and ditches in the area.

Chuck Denman stated that the City is not funded for this project. He further stated the City was hoping there would be some in kind amenity, possibly a trail, that the City could build to offset the cost of the property. Cheryl Page stated the County purchased the property for approximately \$100,000. Cheryl Page stated that if the City did purchase some of the property, the funds would come back to this Referendum project.

IV. OLD BUSINESS

Cheryl Page stated that Mr. Nelson requested she remind the Committee that the total budget for this project is \$500,000. Mrs. Page stated that the balance left for construction is \$500,000 minus the cost of the property and the cost for the A&E.

Joe Mangino stated a big question that needed to be answered was the capacity of people in the building. Chuck May stated that he and Mr. Morgan had met with the City of Titusville Fire Marshall and building officials and that Mr. Morgan would discuss that.

Joe Morgan stated that when the project first started it consisted of purchasing the property, adding a gazebo, and building some boardwalks in the wetlands area. Joe Mangino stated that he believed the stage adjustments were in the original plan. Cheryl Page stated that Mr. Morgan was referring to the informational brochure on Referendum projects. Joe Morgan reviewed some changes to the plans from the February meeting. Mr. Mangino stated that the Committee wanted to explore additional parking. Mr. Morgan gave the following information in priority order from the last meeting with the Committee.

1. Expansion of the restrooms
2. Addition to the stage
3. Office and library expansion
4. Parking Lot

Mr. Morgan reviewed proposed changes with the Committee and provided them with diagrams. He stated that the roof lines create problems for the restroom expansion and the center would only gain one toilet on each side. He then proposed the following:

1. Move the stage so it is centered on the wall and also add dressing room
2. New larger storage area near the stage
3. Enlarge the game room
4. Build a new ladies' room
5. Expand the old ladies' room to become the men's room
6. Recommended adding a door in the service area
7. Move the office area
8. Add family restroom and janitor's closet

Discussion ensued regarding the changes to the plans for the building. Joe Mangino inquired how the contractor would be selected. Chuck Mays replied that the job would be put out to bid. Joe Mangino stated he would like to see a solid dollar figure on the project. Joe Morgan stated that the stage would have steps and a ramp. Joe Mangino inquired as to the size of the costume storage. Rachel Kusterer stated she believed there was a greater need for office space rather than costume storage. Discussion ensued regarding the costume closet and office areas.

Gene Burden inquired what the size of the new storage area would be. Joe Morgan stated 25'x30'. Joe Mangino inquired if the area under the stage would be used for storage. Mr. Mangino suggested the area under the stage be used for storing tables and chairs. The Committee agreed with this suggestion. Rachel Kusterer stated she would like to do away with the costume storage area, move the dressing rooms, and expand the office space. The Committee also agreed with this suggestion.

Joe Morgan suggested moving the wall in the game room to expand the game room. Joe Mangino stated he did not see a need to move the game room wall and the Committee agreed.

Gene Burden suggested Joe Morgan make the changes that were discussed and bring the plans back to the Committee.

The next meeting date was set for October 16, 2002, at 2:00 p.m., at the North Brevard Senior Center. Joe Mangino suggested looking into the City of Titusville constructing the parking lot in exchange for land.

V. NEW BUSINESS--None.

VI. PUBLIC INPUT--None.

VII. ADJOURN

The meeting adjourned at approximately 3:15 p.m.

Respectfully submitted,

Joseph Mangino
Chairman

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