

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 (NBCPR), an advisory board, held Wednesday, March 3, 2004, at 2:00 p.m., at the North Brevard Senior Center (NBSC).

Members Present

Vern Jansen, Chairman
Gene Burden, Vice Chairman
Rachel Kusterer
Richard Wallace
Jency Kelly, Ex-Officio (NBSC)

County Staff Present

Cheryl K. Page, Assistant Parks & Recreation Director
Terry A. Lane, Interim North Area Parks Operations Manager
Chuck Mays, Parks & Recreation Construction Coordinator
Jill Hill, Secretary

Member Absent

Joe Perry
Scott Johnson, Ex-Officio (NBCPR)

I. CALL TO ORDER

Vern Jansen called the meeting to order at 2 p.m. Committee members and staff introduced themselves.

II. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Consensus was for Vern Jansen to chair the committee. Richard Wallace nominated Gene Burden as Vice Chairman. As there were no other nominations, Gene Burden accepted the position of Vice Chairman.

III. APPROVAL OF MINUTES

Motion to approve the meeting minutes of September 24, 2003 by Gene Burden, seconded by Rachel Kusterer.

AYE: Jansen, Burden, Kusterer, Wallace

NAY: None

Carried: 4-0

IV. STAFF REPORTS– None.

V. OLD BUSINESS

Vern Jansen introduced Jency Kelly who is the President for the North Brevard Senior Center. Cheryl Page introduced Judy Nation the new Health and Wellness Coordinator for Brevard County. Mrs. Page stated Ms. Nation will be going to the senior centers and helping the seniors with fitness classes. Judy Nation stated she will distribute her card and is willing to accept suggestions and ideas for what the seniors will like.

Vern Jansen introduced Harry Laten who 20 years ago brought up the idea of the senior center. Mr. Laten stated he was glad to see Mr. Jansen is still in a leadership position and continuing the driving that he did so many years ago when the center was established. Mr. Laten stated if it were not for Mr. Jansen the center would not be there. Mr. Jansen stated that Mr. Laten has been on the board for the senior center since it was built. He added there are only three members left from the original group.

Vern Jansen stated 3.5 years ago he was appointed as the Chairman for this committee. He stated he survived for two months until a new president for the center came in and a new committee was formed. Mr. Jansen thanked the previous committee. Mr. Jansen stated he would like to keep the meetings short. He added using the policy of the five S's, stand up, state the problem, get the problem resolved and sit down.

Vern Jansen opened discussion with what he felt was the most important element of the new expansion problem. Mr. Jansen distributed a modified diagram of the previously approved plans. He showed the original drawing and explained he extracted only one portion of that drawing for discussion in this meeting. Mr. Jansen stated the windows, on the approved plans that are part of the foyer, have been removed. Mr. Jansen stated he stayed out of the discussions because he was on the board and he felt it was not right for him to get involved. He added he is now involved and he hoped this committee would realize that when the windows are taken out of the living room/foyer it will destroy the purpose of that room. Mr. Jansen stated the room was designed as family room with couches, a television, and drapes. He added it was made to be a comfortable living room environment. Vern Jansen stated if current plans are followed and the windows and sofas and chairs are removed, the living room environment will be destroyed. Mr. Jansen asked the committee's cooperation in discussing the handout that he distributed and asked for a motion to address the handout.

Motion by Richard Wallace, seconded by Gene Burden, that the revisions as submitted be discussed.

AYE: Jansen, Burden, Kusterer, Wallace

NAY: None

Carried: 4-0

Vern Jansen stated the top level description is the gold room. He stated the same layout has been used and some of the major items have been extrapolated and shifted. Mr. Jansen then showed the differences from his print to the original print as follows:

1. Move the unisex bathroom to be immediately adjacent to Doug's office.
2. Put up a divider wall in the gold room so that people could enter the restrooms with out the doors being open and walking right into the gold room.

Mr. Jansen stated the reason for changing the access is that 90% of the usage for the women's restroom comes from the gold room. Vern Jansen stated in most places the restrooms are accessible to the flow of people. Discussion ensued regarding proposed changes as Mr. Jansen pointed them out on the two different prints.

Vern Jansen stated that all the latrines will be self flushing. Mr. Jansen stated this is expensive, but for businesses that have been built within the last 40 years, where there is multiple usage, this is the way to go. Mr. Jansen stated he would like the committee to consider this submission of revisions and ask questions about it. Vern Jansen stated the major difference will be the entrance. People would no longer be coming through the foyer. They would be coming in through the areas where there is the most traffic and convenience. Mr. Jansen stated he would like to address questions from the Committee and keep this to the Committee proper.

Gene Burden stated that the people that use the A and B rooms would have to enter the restrooms through the gold room. Vern Jansen stated he did much research on this subject with Doug Brown and other people. Mr. Jansen stated 90% of the usage of the female restroom originates in the gold room. Mr. Jansen stated the way it is currently set up, women would have to walk further to get to the restroom from the gold room. Mr. Burden stated this still does not address the people who are here during the week. Vern Jansen stated this only pertains to the women's restroom. The men's restroom will stay as it is.

Rachel Kusterer stated she agreed with Mr. Burden. She added if there is a party going on in the gold room or if bridge is going on, anyone who needs to use the restroom will have to walk right through that function to get to the bathroom. She stated the way it is currently, everyone walks

through the lobby to get to the restroom. Ms. Kusterer added that according to the original prints, there is an access to the restrooms from the gold room where the stage is supposed to be. Ms. Kusterer stated the wall that Mr. Jansen would like to add in the gold room would be in the way having seen how the room has been set up in the past for weddings and activities. Ms. Kusterer stated she believed it would interfere with the setting up of the room for the different functions that go on. Ms. Kusterer stated she would like the lobby be a lobby. She never assumed it to be a living room. Vern Jansen stated that was the way it was designed and this is the only senior center, with the exception of Palm Bay, that have this design. Mr. Jansen stated the sofas will be gone with the original design. Rachel Kusterer stated she believed with that kind of an area, there would be some way that the sofas and the desk could be moved around. Mr. Jansen stated there has been a lot of discussion regarding taking the windows out of the open area of the foyer and having people come in through there. Discussion then continued regarding the entrance and restroom.

Gene Burden stated on the revised print there is a closet. Mr. Burden inquired if there could be an entrance where the proposed closet is. Vern Jansen stated there will be a door on the closet. Mr. Burden stated he intended the door for going into the ladies room. Discussion ensued regarding the closet. Richard Wallace clarified what Mr. Burden was stating about the closet door by stating that rather than having a closet there make that an entrance door. Mr. Burden stated that was correct. Vern Jansen stated that would create a separation where the walkway is.

Rachel Kusterer stated she had a question for the Construction Coordinator. Vern Jansen required Ms. Kusterer to direct the question to him. Ms. Kusterer inquired if the committee was at a point that new blue prints can be made up to have changes or is it past that point. Vern Jansen stated he would answer that question and he has done some checking. Mr. Jansen stated these are very minor changes that would normally be called a change order. Mr. Jansen stated the center would save money by not going through the window process. Mr. Jansen then asked Chuck Mays for his opinion. Mr. Mays stated that there will be some additional cost involved. Mr. Mays stated he will have to go back to the architect and have this redesigned to this plan. Mr. Mays stated one thing that will not work on the new plan is the unisex bathroom because of the entrance you will not be able to get to the sink. Mr. Jansen then suggested moving the entrance of the restroom. Mr. Mays stated the only way it will work is if the entrance is moved to where the hallway is. Mr. Jansen agreed. Mr. Mays stated this will still cost additional design fees. Mr. Jansen stated this is purely to stimulate discussion and asked if Mr. Mays could live with these changes. Mr. Mays stated as long as it meets code. Richard Wallace stated if the door of the restroom is moved, maybe the divider wall could be eliminated and a double door added for privacy. Mr. Mays stated this was possible. Discussion continued regarding the placement of the restroom door and the doors to the gold room. Mr. Jansen asked Mr. Mays if he could live with these changes if adopted. Chuck Mays stated he could live with whatever the committee wants.

Vern Jansen stated what is driving him is when he designed this building, the entrance was to duplicate a living room, a quiet atmosphere, and he believed it would be a shame to give it up.

Terry Lane suggested adding a wall to get the same effect without moving a restroom. Vern Jansen stated then it would be a long walk to the rest room. Cheryl Page inquired how wide the corridor was and suggested putting a door in that could be locked and used as needed. Mr. Jansen stated if a door is put there, the windows would be eliminated. Mr. Jansen added every woman who sits at the front desk has supported him on this issue and they do not want to disturb

those windows. Mr. Jansen stated if the windows were to be removed it would block a good chunk of their vision.

Rachel Kusterer inquired if the women were going to look at a blank wall through the window. Mr. Jansen stated that is what they were going to look at anyway. He added there were going to have a hallway to look at and if you remove the window they are going to lose a view and daylight coming in. Vern Jansen asked Chuck Mays if this is a liveable, reasonably economical way to go. Chuck Mays asked if he may bring up another point before answering that question. Chuck Mays attempted to discuss another area of the building and Vern Jansen would not allow the discussion. Mr. Jansen stated that would be discussed at a later date. Mr. Jansen stated the addition that Mr. Mays was referring to was not going to happen because there wasn't enough money and there wasn't a need. Mr. Jansen stated that was his opinion and he was going to fight for it. Mr. Jansen stated the people he has spoken with do not want the addition. Vern Jansen stated he wanted to keep the subject on the topic being discussed.

Richard Wallace inquired if these changes are minimal amounts of money or if there is an estimate for the changes discussed today. Chuck Mays stated his opinion was that this is minimal. Mr. Mays stated it will depend on the final design. He stated if there are other changes made, there would be some redesign. Mr. Mays added there will be additional design fees and he did not know what the cost would be. Mr. Jansen stated that his suggestion would save approximately \$800.00. Chuck Mays stated the plans would still have to be redesigned and the engineers would have to be paid.

Mr. Jansen then asked each committee member their opinion of the suggested changes. Gene Burden stated he believed the closet should be moved down to the end of the corridor and that a door was needed in the foyer. Vern Jansen stated then the window would have to come out if that were done.

Rachel Kusterer stated she is against the changes and she does not like the idea of walking through the gold room to get to the restroom. Ms. Kusterer stated there are many times she would not want to walk through a function that was going on to reach the restroom. Mr. Jansen inquired if she would be willing to destroy what is currently in the lobby where the couches are. Ms. Kusterer stated she believed the couches could be moved around. Mr. Jansen stated he checked and there is no place to put the couches and the room will be destroyed as far as a conventional easy living room appearance.

Richard Wallace stated he wanted to address a thought that Gene Burden and Rachel Kusterer had. Mr. Wallace stated they are concerned about the people in A and B room getting to the restroom and that they would have to go through the gold room to do that. Mr. Wallace inquired if the restrooms that are intended to be men's restrooms could be rethought. Vern Jansen stated he would not address that now but it is an acceptable provision. Mr. Wallace stated he liked the softness of Mr. Jansen's suggestion.

Vern Jansen then inquired what opinion staff had on the changes. Cheryl Page stated in designing of community centers, they are not designed by going through a functional room to get to the restrooms. Ms. Page stated she believed there would be lots of complaints from the women who have to go through an activity to use the restroom. Vern Jansen stated that the women he contacted were in favor of the change. He added that 90% of the traffic comes from the gold room.

Terry Lane stated it sounds like there may be many changes and the focus is in the lobby area to keep the living room setting. Mr. Lane stated he believed the committee should work around the lobby area. Vern Jansen stated not much has been changed and that some things have been moved and the master plan should not be affected. Mr. Jansen stated the suggestion is a change of traffic control. Terry Lane stated he agreed with Ms. Kusterer and Ms. Page regarding entering the restrooms from the gold room.

Vern Jansen stated everyone he has showed this to is in agreement with it. Chuck Mays stated he did not know what the dollar value will be and that if this is what the committee chooses to do it will have to be adjusted and a new estimate obtained. Vern Jansen stated he believed these are very minor changes and should be about \$800.00 cheaper. Chuck Mays stated it may be cheaper on the construction side, but may be more expensive on the design side. Mr. Mays stated the committee needs to consider both construction and design costs.

Vern Jansen stated he hoped the group agreed on the self-flushing toilets. Mr. Jansen stated he knew they were more expensive but that was the way to go in his opinion. Mr. Jansen then asked for Jency Kelly's opinion on the changes. Mr. Kelly stated he did not care for the barricade area in the gold room. He added he agreed with Gene Burden and Rachel Kusterer. Mr. Kelly inquired if the glass window would be looking at a blank wall. Vern Jansen stated it would. Mr. Kelly suggested doing away with the barricade wall. Discussion ensued regarding removing the window and the wall in the gold room. Mr. Jansen then called for anymore discussion on the motion.

Richard Wallace stated he needs to know from the last meeting where the committee stands. He inquired if there was enough money for all of the projects at the center. Discussion ensued regarding a hand out that Chuck Mays distributed from the engineers. Richard Wallace inquired what the \$449,700 figure was. Chuck Mays stated it represents the balance to do the construction as the print shows. Richard Wallace inquired if it included automatic flushers. Chuck Mays stated it does not include automatic flushers. Cheryl Page stated it does not include the stage either. Mr. Wallace inquired if it included parking. Mr. Mays stated it includes site work, additional parking and a storm water retention. Richard Wallace inquired how much money is available for the project. Chuck Mays stated there is roughly \$350,000 and he advised the committee is approximately \$130,000 short for the project. Mr. Wallace inquired what could be removed from the project and if there were additional monies coming from somewhere. Vern Jansen stated for three years the County has been living on the proposition that there will be more money. Mr. Jansen added that the Referendum went down the tubes. Mr. Jansen stated it has been three years since this project has been approved. Richard Wallace stated there is nothing to show for it to this date. Cheryl Page stated there was a \$100,000 property purchase out of the original \$500,000. Discussion ensued regarding Mr. Jansen writing a grant and the property that was purchased. Cheryl Page reviewed the original Referendum brochure and what was on the brochure for the Senior Center.

Vern Jansen stated he would like to see a joint effort after there have been some accomplishments in house, to develop the newly purchased property. Mr. Jansen stated it has been a dream of the people at the center to have the gazebo and the lake, but there is no money or a requirement now.

Richard Wallace stated he believed there was a desperate need for more restrooms and parking. Mr. Wallace stated the cost for utilities needs to be approved. He believed everyone was in favor

of the automatic-flushing system. Mr. Wallace stated he did not want to talk about things that the center cannot afford. He added that there is no money for the expansion.

Vern Jansen stated he would like to come up with a joint effort with the County to develop the new property at a later date as there is no money for that now. He added that is a matter for future discussion. Vern Jansen inquired if there would be a problem with the engineering changes that have been requested. Chuck Mays stated it is all new construction and should not be a problem. Cheryl Page stated at one point staff was working with the committee to establish when construction would occur. Ms. Page stated she believed the time frame was after July or August. Vern Jansen stated he has comments about construction but first they needed to decide if anything is going to be constructed.

Richard Wallace stated the way he understands things, the problem with access from the foyer and not going into a activity room to get to the restroom. He added if that is the case, he chooses to think of it as a minimal inconvenience.

Rachel Kusterer stated Mr. Jansen was talking about in the next meeting changing the men's restroom. She added as she understood it, the entire area was needed for the men's restroom. Chuck Mays stated he believed that was correct. Vern Jansen stated that would be discussed at the next meeting and he believed that it was a valid point.

Gene Burden inquired what the motion was. Jill Hill stated the motion was to discussion the change in plans that Mr. Jansen has shared with the committee. Vern Jansen inquired if this was for discussion and approval. Jill Hill stated for discussion only not for approval. Discussion ensued regarding the discussed changes.

Motion by Richard Wallace, seconded by Gene Burden, to accept the revisions as submitted by Mr. Jansen excluding the walkway barriers and changing the door in the unisex room to the middle of the room from the hallway.

AYE: Jansen, Burden, Wallace

NAY: Kusterer

Carried: 3-1

Vern Jansen inquired if the minutes will reflect that the change will be minimal dollar-wise. Chuck Mays stated that would be unknown until there is an estimate.

Vern Jansen stated that this is separate free standing project that will not affect the daily routine of the center. He stated he would like to see the requirements met for the latrine if the permits are ready. Mr. Jansen inquired if staff will solicit bids. Chuck Mays stated that would be done eventually but the rest of the building has to be discussed. Mr. Mays added that the plans that have been approved do not include the changes the committee has requested. Mr. Mays added if the committee is going to delete the expansion, stage, and dressing rooms it needs to be done now. Vern Jansen stated the changes requested can be done now. Chuck Mays stated the approved plans from the City include the expansion area. Mr. Mays stated if the committee is going to delete the expansion area, it needs to be done and brought back to the City for re-approval. Vern Jansen stated the City has nothing to do with that. Chuck Mays stated they do because the County submitted those plans to the City and that is what they are going to look for when they come to the center. Vern Jansen stated it is the seniors building, the City has nothing to do with it, and what is Mr. Mays talking about. Mr. Jansen inquired why the City is involved with the plans. Chuck Mays stated the City gives the permit. Mr. Jansen stated he understands

that. Chuck Mays stated staff will have to go back to the architect, have him redraw the plans, deleting the expansion areas, adding the committees revisions, and then it will be resubmitted to the City for approval. Cheryl Page stated all that has been approved today is the modifications to the restrooms and the hallway for the women's section. She added the committee has not discussed deleting anything else. Vern Jansen stated he did not want to discuss anything else. Cheryl Page stated that staff cannot move forward. Vern Jansen inquired what he needed to do. Cheryl Page stated there was an approved plan and that she would explain the process. Mrs. Page stated the approved plan was ready to go out to bid anytime as soon as the permit and the construction time were setup based on rentals and activities. She added staff was waiting to do this at a time convenient for the center. Mrs. Page stated if any changes are going to be made to the plan as a total, they need to be done before staff can move forward. Mrs. Page stated Mr. Mays will have to obtain a new permit from the City for the construction. Mrs. Page explained to Mr. Jansen that the project cannot be done in sections. Richard Wallace inquired how staff can go ahead with plans when the money is \$150,000 short. Mr. Wallace stated he is confused. Cheryl Page stated part of the overage was in the stage. She added just a shell would be built and the center could go back later and add to it. Mrs. Page stated there had been talk of a possible donation. Richard Wallace stated that has gone by the wayside.

Vern Jansen inquired if the committee needs to tell staff by vote that they do not want the expansion. Chuck Mays stated yes. Mr. Jansen inquired if Mr. Mays would like to know right now. Chuck Mays stated if the committee wanted him to proceed he would need to know. Vern Jansen stated in his estimation, the center cannot afford it and doesn't need it. Richard Wallace stated he agreed there is no money for it right now. Mr. Wallace stated he believed this issue will need more consideration. Vern Jansen requested that Chuck Mays come back with new figures for the next meeting.

Cheryl Page explained the Sunshine Law to the voting members of the committee and stated that the members could only discuss these issues with each other in scheduled public meetings.

VI. NEW BUSINESS– None.

VII. PUBLIC INPUT– None.

VIII. ADJOURNMENT

Motion by Gene Burden seconded by Richard Wallace, to adjourn the meeting.

AYE: Jansen, Burden, Kusterer, Wallace

NAY: None

Carried: 4-0

Then next meeting date was set for Wednesday, April 14, 2004, at 2:00 p.m., at the North Brevard Senior Center.

Respectfully submitted,

Vern Jansen, Chairman

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