

## SANDRIFT COMMUNITY CENTER REFERENDUM COMMITTEE MINUTES

Minutes of the Sandrift Community Center Referendum Committee, appointed by the North Brevard Commission on Parks & Recreation, meeting held Tuesday, November 13, 2001, in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

### Members Present

Hoot Gibson, Chairman  
Doris Batt  
Buz Hinke  
Don McInnis, Vice Chairman  
Pat Widick  
Homer Powell (Ex-Officio NBCPR)

### A&E Present

Joe Morgan & Ann Quist, KZF Design

### County Staff Present

Chuck Mays, Construction Coordinator  
Cheryl K. Page, North Area Parks Operations Manager  
Judy Inman, Administrative Secretary  
Randi Fenton, Secretary

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### I. CALL TO ORDER

Cheryl Page opened the meeting at 4:30 p.m. with introductions of staff, committee, and North Brevard Commission on Parks and Recreation (NBCPR) liaison. She reviewed committee and meeting procedures whereby the committee makes recommendations to the NBCPR, which in turn makes recommendations to the Board of County Commissioners. Mrs. Page also introduced Joe Morgan and Ann Quist from KZF Design and reported the project budget is \$500,000, less A&E fees, plus about \$50,000 from the regular budget for roof repairs.

Committee members introduced themselves as follows:

- Doris Batt, who is retired, works as an elections clerk at Sandrift on election days. She and her kids used the center in years past.
- Hoot Gibson is a member of the North Brevard Retirees that meets at Sandrift twice weekly. Mr. Gibson expressed Sandrift is a wonderful operation because it provides an area for many different clubs, stating there are many elderly people who need a place to go, that is not too fancy or too expensive.
- Don McInnis reported he asked to be on the committee and likes to perform civic duty.
- Buz Hinke stated he also enjoys civic duty, and belongs to retiree club although he is not retired. He plays pool, and used to square dance at Sandrift.
- Pat Widick is retired, has been visiting Sandrift since 1979, first with the Twirl-A-Ways and then the Spacecoast Cloggers, so she volunteered to represent dance groups.

### II. ELECTION OF COMMITTEE CHAIRMAN & VICE CHAIRMAN

Mrs. Page opened floor for nominations for committee chairman and vice chairman.

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Hoot Gibson was elected chairman at the nomination by Don McInnis, second by Doris Batt.

AYE: Batt, Gibson, Hinke, McInnis, Widick

NAY: None

Carried 5-0

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Don McInnis was elected vice chairman at the nomination by Buz Hinke, second by Doris Batt.

AYE: Batt, Gibson, Hinke, McInnis, Widick

NAY: None

Carried 5-0

Mrs. Page explained the Sunshine Law, whereby committee members can only discuss the project in an open public meeting. All must vote unless a financial conflict is stated. It is a criminal violation to violate Sunshine Law. Mrs. Page suggested committee members call her with questions about meetings or Referendum project. Mr. Gibson asked if he could discuss the project with County staff at Sandrift. Mrs. Page indicated he could, but not in front of other committee members. Mrs. Page explained the Sunshine Law is a state law so the public does not feel the

committee is going behind closed doors to discuss committee matters.

### III. STAFF REPORTS--None

#### IV. New Business

Chuck Mays asked Joe Morgan to present the project. Mr. Morgan reported the first thing done after the budget was known, was to find out what was there which required three trips for measuring building and location of items as is.

The existing facility is along Singleton Avenue with diagonal parking on north side and mishmash elsewhere. Mr. Morgan is trying to correct flow around the building. A playground would take out part of the driveway by the fire house on south side of building.

The area is a well-field district which has strong restrictions of what can and cannot be done. Mr. Morgan reported he and Chuck Mays met with city staff and found for every piece of pavement added, some must be removed, or porous pavement must be used in a 4 to 1 ratio. He proposed taking out a portion of impervious pavement and replacing it with pervious similar to what is at Pinch-a-Penny on Garden Street. He also proposed taking out a corner of the parking area and replacing it with green to improve look and for well fields to refill.

Because of limited budget and the need to do site work, upgrading mechanical and replacing plumbing, those items need to be subtracted from the budget to determine what else can be done. Mr. Morgan suggested keeping the present entrance until the building is joined with the fire station.

There will be the opportunity to have banquets, bingo, clogging, dog training, Taekwondo, summer recreation, and retiree activities. Mr. Morgan reported he is trying to set up flexibility for activities including concurrent activities. The existing kitchen is in the NE corner. Pool table function may be noisy which would affect activity on lower floor.

Mr. Morgan proposed:

- Create a main entrance with kitchen near entrance.
- Create pool table area where present kitchen is.
- Offices outside rest rooms.
- Activities on lower floor--three scenarios: (1) banquet seating for 150-165 including speaking table, (2) meeting seating for 250, and (3) arena format with seating around open area for clogging, dogs, Taekwondo.
- Pool tables spaced out in single room which would be more private and intimate for pool hall feel. If budget allows put operable wall (partition) which can be opened for large functions.
- Only change to lower floor is to replace ramp with new ADA requirements.
- Create stage area on upper level with stage, storage and temporary office.
- Rest room to be fully handicap accessible to meet ADA and Florida accessibility standards.
- Added storage rooms and created larger kitchen with pot sinks as required by code, convection oven, stove with griddle, refrigerator/freezer, prep and serving area. Another serving counter could be added.

Mr. Morgan responded to questions from members. (Persons who raised the questions are indicated in parenthesis.) Some discussion at various points in the meeting may be grouped by subject.

- It is the same size building (Widick).
- Access from serving by kitchen to lower level and problem of seniors using steps (Gibson & McInnis). Mr. Morgan reported the new ramp would be 1 to 20 replacing the present 1 to 12 ramp. Steps would be in front of the stage which could be used as risers.
- Mr. Morgan stated he would prefer to raise lower floor up, but it was not desired at the center. It would cost about \$10,000 to pour a new slab, but which would be a tradeoff by eliminating ramps, railings and steps, and would make moveable wall easier to install. Also it might increase the banquet seating with all on one level. Doris Batt indicated, from elections perspective, spoke for all one level because a lot of handicap people come in wheel chairs. Some people struggle up the steps instead of using the ramp.
- There will there be a ramp into front (Batt). Caterers would have easy access to the kitchen without disturbing other activities.
- Mr. Morgan reported Chuck Nelson requested windows, for light and also so parents can then see kids on the playground.

Storage Areas: Mr. Gibson requested a place for the retirees club to store their groceries and coffee pots. Mr. Morgan reported the kitchen is much bigger than the existing one and contains a pantry closet, a janitor's closet, counter top with storage below and wall of cabinets above. In addition, some of the newer more state-of-the-art appliances are included. Mr. Gibson stated each group needs their own storage area. Pat Widick stated the dance groups need a storage area for music equipment. Doris Batt suggested some of the new cabinet areas could be designated for the specific groups. The storage over office will remain (Widick).

The air conditioning and heating will be replaced to accommodate air volume (Hinke).

Don McInnis inquired how the present building was designed. Staff reported it was built as a teen center by volunteers. The garage doors were to bring in equipment.

Discussion ensued over storage of tables, chairs and other equipment and the need to accommodate storage of them (Widick, McInnis, Gibson). Mr. Morgan stated he needs to know how many chairs and tables and what type are to be stored. Pat Widick suggested round tables are much nicer than rectangular. Doris Batt reported rectangular tables are needed for elections. Mrs. Page stated tables and chairs can be stored in the fire station for outside rentals, and easily moved into Sandrift when needed, as well as other equipment items.

Pat Widick inquired about the fire station. Mrs. Page reported Parks and Recreation assumed use last April, and when there is money, improvements will be made.

Ann Quist inquired what groups and how many would use the stage area. Doris Batt stated the groups represented by the committee wouldn't need a stage, but Parks and Recreation and other users may need a stage for some functions. Mr. Morgan suggested one way to do a stage fairly inexpensively is to buy tables on wheels that make the stage. Hoot Gibson suggested if an organization requires one it should be up to them to go and get one. Mr. Morgan responded he was trying to accommodate that and the request was to have one put in. He also noted the North Brevard Senior Center is planning to double the size of their stage. Doris Batt asked if the floor were raised, would the stage need to be built up. Ms. Quist state the stage would then need to be ramped. Mrs. Page noted the stage would make it a little nicer for wedding receptions. Ms. Batt noted weddings are not well received with the present conditions, but if the floor were raised and it looked nicer it would be better received, however a stage area wouldn't make that much of a difference.

Mr. Morgan reported the master plan includes a connector between the two buildings, with a reception center, canopy for drop off during rain, offices in the new area as control point, then Sandrift becomes a function for passive, multi-functional use. The pool tables could be placed where the fire engines used to be along with games rooms for a more festive area. Outdoor basketball is also a possibility.

Pat Widick indicated the need for outdoor lighting, particularly in the parking lot.

Mr. Gibson inquired about parking for the fire house. Mr. Morgan suggested extending the parking lot to the south, creating play areas, and landscaping green areas, with driveway going south of fire house. There is also the possibility of parking on the west side if it can be funded. Mr. Morgan noted the need to trade off impervious area lost to playground.

Mr. Gibson noted drainage from the street is a problem. Mr. Morgan responded there is supposed to be a drainage trench on the west side.

Mrs. Page will get the hole in the driveway fixed. (McInnis).

Mrs. Page reported the problem of parking on Saturdays for soccer will go away when the Chain of Lakes, a \$5 million Referendum project north of BCC, which includes soccer fields, is completed. (Batt)

Pat Widick commented about floor being slippery every time it is cleaned and polished which presents the danger of breaking legs. Ms. Quist stated that will be considered for replacement and maintenance people will need to be trained in the products to be used and how they are to be applied.

Mrs. Page stated she heard raise the floor. Don McInnis stated it seems obvious these five people are adamantly for

raising the floor level.

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Motion by Don McInnis, second by Doris Batt, to ask the architect to provide a cost estimate for raising the floor to the same level.

AYE: Batt, Gibson, Hinke, McInnis, Widick

NAY: None

Carried 5-0

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It was noted timing isn't a consideration since it's been so long awaited. Buz Hinke inquired how long will the project take and will the center be completely closed. Mr. Morgan stated the main thing is the rest rooms. Mrs. Page assured the committee she will make every effort to relocate activities. She would want all existing clubs and organizations to have a place to meet. Maybe summer would be the best time. Ms. Quist estimated 4-6 months for construction.

Mr. Gibson noted the pool tables need to be leveled after they are moved. Mrs. Page suggested the committee may want to include the purchase of a new pool table if enough money is left over. Mrs. Page will get new pool sticks.

Hoot Gibson stated he is not satisfied about the storage. The retirees need a cabinet to lock up things. Ms. Quist requested each group to quantify storage requirements, giving size, depth, and listing typical items. Mrs. Page will have staff contact user groups to provide information.

#### V. PUBLIC INPUT--None

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Motion by Don McInnis, second by Doris Batt, to accept the layout as presented with a couple provisos: with floor raised to same level and providing storage for all users groups.

AYE: Batt, Gibson, Hinke, McInnis, Widick

NAY: None

Carried 5-0

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It was determined Tuesday is a good night to meet. The next meeting will be December 11 at 4:30 p.m. in the Brevard Room.

#### VI. ADJOURNMENT

The meeting adjourned at 5:55 p.m. at the motion by Don McInnis, seconded by Doris Batt.

Respectfully submitted,

Hoot Gibson, Chairman

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