



SOUTH AREA PARKS AND RECREATION *Rodes Park Referendum Committee*

PUBLIC MEETING
January 11, 2006

A public meeting of the Brevard County Department of Parks and Recreation, Rodes Park Referendum Committee, was conducted on Wednesday, January 11, 2006, 7:00 p.m., at the Council Chambers of West Melbourne City Hall, 2285 Minton Road, West Melbourne.

MEMBERS PRESENT

Joe LaPointe
Ken Dyke
Al Genchi
Mallena Urban
Debra Thompson
Keith Barton
Duke Salberg

MEMBERS ABSENT

Bart Dinetto
Ted Whitlock
Steve McKibben
Carol Burns

STAFF PRESENT

Don Lusk, Interim Director, Parks and Recreation
Jack Masson, Deputy Director, Parks and Recreation
Greg Minor, Construction Manager, Parks and Recreation
Marsha Cantrell, Parks Support Services Manager
Jeff Whitehead, South Area Parks Operations Manager
Jerry Gust, South Area Maintenance Superintendent
Fred Poppe, Park Supervisor II, Rodes Park
Lisa Nicholas, South Area Administrative Secretary

PUBLIC

Hon. Jackie Colon, County Commissioner, District 5
Rob Medina, Staff, Commissioner Colon
Eugene Hudson
Michael Rottkamp
Bill Palmer
Julie Straus
Michael Hazlett
Mark Mannarino
Sidney Kingery

MEETING CALL TO ORDER

Jeff Whitehead, South Area Parks Operations Manager, called the meeting to order at 7:03 p.m. Ms. Nicholas called the roll, and Mr. Whitehead noted that a quorum was present and that the meeting would be conducted.

Mr. Whitehead remarked that the Committee should have a sole purpose, which should be what is best for the citizens and children of West Melbourne and all of Brevard County. Mr. Whitehead further noted the

importance of moving forward and not dwelling on events that had transpired previously. Mr. Whitehead then requested that Committee members come forward and proceed with the election of officers.

ELECTION OF OFFICERS

Mr. Whitehead called for nominations for Chairperson. Ken Dyke nominated Joe LaPointe, and Keith Barton seconded. Mr. LaPointe accepted. Debra Thompson nominated herself, and Joe LaPointe seconded. Ms. Thompson accepted. The vote was three to three. Mr. Masson indicated that a revote could be taken or that a temporary Chair could be installed until there were an odd number of members present. The Committee opted to revote. Joe LaPointe nominated Debra Thompson, and Ken Dyke seconded. Ms. Thompson accepted, and the vote was unanimous. For Vice Chair, Mr. Genchi nominated Joe LaPointe, and Ken Dyke seconded. Mr. LaPointe accepted, and the vote was unanimous.

A question was raised as to whether those Committee members that were not present had been contacted about the meeting. Staff indicated that all members had received the meeting information via e-mail as well as in a hard-copy format. Staff agreed to contact all members not present in order to determine if they were interested in remaining on the Committee.

STAFF REPORTS

Mr. Masson introduced the following individuals: Mr. Don Lusk, Interim Director for Parks and Recreation; Ms. Marsha Cantrell, Parks Support Services Manager; Mr. Greg Minor, Construction Manager for Parks and Recreation; Mr. Jerry Gust, Parks Maintenance Superintendent; Mr. Fred Poppe, Parks Supervisor II, Rodes Park; Commissioner Jackie Colon; Mr. Rob Medina, aide to Commissioner Colon; Ms. Lisa Nicholas, South Area Parks Administrative Secretary; and, Mr. Duke Salberg, Councilperson for the City of West Melbourne.

Mr. Masson informed the Committee that much progress had been made since the Committee's last meeting. A number of outparcels were in the process of being purchased, some of which were acquired through standard procedures, while others had been subject to the eminent domain process. Ms. Cantrell reported that a hearing was going to take place on January 31, 2006, in which the County would present its case for acquiring the outparcels. Ms. Cantrell explained that a "quick-take" approach would be utilized, meaning that the County would be able to assume title to the property more swiftly because of not having to wait for numerous appraisals. Once the estimated good-faith amount was deposited, the County would be in possession. Ms. Cantrell indicated that the process takes approximately eight weeks but that the paperwork was already in the process of being prepared, which would ultimately save time.

Mr. Masson informed the Committee that, toward the end of 2005, Ms. Cantrell and he had traveled to Tallahassee in the hopes of being able to secure a grant. After speaking with numerous agencies, a grant was awarded in the amount of \$1.1 million. The process is ongoing, but when the funds are received, they will be used toward reimbursement of the initial purchase of the property. Ms. Cantrell indicated that the grant's management plan does contain various requirements. Ms. Thompson inquired as to whether the original referendum dollars were placed in an interest-bearing account, and staff indicated that they had. Mr. Masson noted that an extensive property search had been conducted, and that \$2.4 million was paid for over 100 acres – nearly \$1.5 million in excess of what was originally proposed. After development, the intent is to sell 18.1 acres to go toward reimbursement of the development costs.

Mr. Masson reported that meetings had transpired with the architect and engineering firm of Post, Buckley, Schuh & Jernigan (PBSJ), Inc., and that the obvious pressing need within the community is football fields. Staff requested the design from PBSJ for Rodes Park be submitted in phases, with the first phase providing for football and soccer fields. Mr. LaPointe inquired as to whether the property would need to be annexed into the City of West Melbourne so that water could be supplied, and Ms. Cantrell

responded that a pre-annexation agreement existed with the City. Mr. Masson reiterated the need expressed by the community for football fields, and stated that PBSJ was in the design mode for that portion. To illustrate, Mr. Masson pointed to a conceptual plan and indicated that the football fields could be swapped with the soccer fields, thereby providing easier access and perhaps an expedited construction process. An overall design had also been requested from PBSJ which would delineate the wetlands.

Mr. LaPointe stated that the fields needed to be in place, and Mr. Minor indicated that the plan that was currently before the Committee was conceptual. Two football fields were shown side-by-side in an effort to reduce lighting costs. The remainder of the site could go around the football fields. At the next meeting, new sketches could be presented.

Mr. LaPointe asked if an environmental study was conducted prior to the purchase of the property and, if so, how additional wetlands could now be present. Ms. Cantrell explained that, prior to purchase of the property, a "Phase I" assessment had been conducted, which was more for the purpose of identifying hazardous substances in the ground and other environmental dangers. Ms. Thompson asked if even more wetlands could potentially be identified, and Ms. Cantrell responded that PBSJ has environmental staff, and they came up with what is on the current drawing.

Mr. Masson indicated that nothing in the current park will be demolished until the new amenities are constructed. Commissioner Colon suggested that PBSJ be present at the next meeting to address questions and concerns. Ms. Thompson agreed and also stated that input should be obtained from all potential users of the park and the fields.

Mr. Masson continued that four community centers would be constructed in the near future within the County and that they could also serve as shelters if the need arises. Mr. Masson also stated that it was extremely important for the Committee to provide input to the consultants.

A participant from the public inquired as to whether there would be an opportunity to have table tennis in the future, and the Committee agreed that it was important to hear about this type of need from the community.

Mr. Minor stated that the concentration of Phase I would be primarily on football and concession stands. Mr. Genchi asked how it became determined that the focus of Phase I was going to be on football, and Mr. Masson explained that the demand for youth football and youth cheerleading facilities was huge in the area. Mr. Whitehead indicated that the focus should be on green space, rather than on what types of fields there will be, stating that a field could be lined for football and subsequently for soccer, depending on the need at the time.

Mr. LaPointe stated that services such as utilities needed to get into the park first, and Mr. Minor reported that part of Phase I would be to incorporate utilities. Mr. Minor further noted that staff is working on permitting and utilities for Phase I ahead of time.

Mr. Masson reiterated that PBSJ is going to need input from the Committee for Phase I as well as the overall park design. Commissioner Colon noted that having such feedback is a good idea but that the Committee also needs to remain mindful of the original provisions set forth in the referendum because that plan is what the citizens voted for. Mr. Masson stated that the park is, of course, for the benefit of the entire community but that the driving forces are children as well as youth sports.

With regard to the park's entrance, it was noted that a feasibility study had been done by PBSJ and that there is not sufficient road right-of-way on Fell Road, but there is sufficient road right-of-way on Flanagan. In addition, the grant requires a sidewalk. Ms. Thompson inquired as to whether there could

potentially be two entrances, and Ms. Cantrell replied that there could be a safety issue with having two entrances. Ms. Cantrell further noted that the Transportation Department provides recommendations on where the sidewalks should go.

The Committee concurred that individuals from the Transportation Department, Traffic Engineering and PBSJ should be present at the next meeting, and staff agreed to contact all pertinent parties.

Mr. Masson indicated that, at the next meeting, Committee members, while using input from the public, should provide PBSJ with what they want to see. At that point, PBSJ can return with a conceptual plan for Committee approval.

OLD BUSINESS

None.

NEW BUSINESS

It was noted that, at the next meeting, it would be beneficial to establish a revised regular meeting schedule. Ms. Thompson expressed that, in the hopes of being able to focus on one or two main issues at a time, she would like to conduct shorter meetings but with an increased frequency. Mr. LaPointe indicated that he would like to conduct meetings closer to the beginning of the week, such as Mondays or Tuesdays. The schedule will be determined at the next meeting.

PUBLIC INPUT

A question was raised as to whether there would be an entrance on the north side of the park, and Commission Colon indicated that the community would need to be petitioned and that the needs of the residents should be taken into consideration.

ADJOURNMENT

Seeing no further business, Ms. Thompson called for a motion to adjourn. Mr. LaPointe made a **MOTION** to adjourn, and Mr. Barton seconded. **UNANIMOUSLY APPROVED.** Ms. Thompson adjourned the meeting of the Rodes Park Referendum Committee at 8:52 p.m. and noted that the next meeting would be held on Monday, January 23, 2006, 7:00 p.m., at the Council Chambers of West Melbourne City Hall.