



## SOUTH AREA PARKS AND RECREATION *Rodes Park Referendum Committee*

SPECIAL MEETING  
February 8, 2006

A special meeting of the Brevard County Department of Parks and Recreation, Rodes Park Referendum Committee, was conducted on Wednesday, February 8, 2006, 7:00 p.m., at the South Area Parks and Recreation Office, 1515 Sarno Road, Melbourne.

### **MEMBERS PRESENT**

Debra Thompson  
Ken Dyke  
Al Genchi  
Mallena Urban  
Carol Burns  
Keith Barton  
Steve McKibben  
Bart Denetto

### **MEMBERS ABSENT**

Joe LaPointe  
Ted Whitlock

### **STAFF PRESENT**

Don Lusk, Interim Director, Parks and Recreation  
Greg Minor, Construction Manager, Parks and Recreation  
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  
Duke Salberg, West Melbourne City Council  
Bill Palmer  
Billy Palmer  
Mark Mannarino

### **MEETING CALL TO ORDER**

Ms. Thompson called the meeting to order at 7:02 p.m. Ms. Nicholas called the roll, and Ms. Thompson noted that a quorum was present and that the meeting would be conducted.

### **CONSTRUCTION PLANNING**

Mr. Lusk informed Committee members that their input was required on how to proceed with construction of the new Rodes Park, specifically, whether the park should be phased-in over time or whether it should be done as one complete construction project. Mr. Lusk noted that there were cost issues involved and that phasing the project would more than likely be more expensive but also stated that there were pros and cons to both approaches. Mr. Lusk then introduced Mr. Greg Minor.

Mr. Minor remarked the Committee originally had indicated that the park would be phased-in. Recently, however, additional research revealed that utilities may be able to be tapped into sooner than was originally anticipated.

The scenario for what is currently known as Phase I would include two football fields, lighting and a restroom/concession building. A well would need to be drilled in order to have potable water available during construction. Nothing else would be able to be designed until the water system was constructed. There are also stringent Department of Environmental Protection guidelines involved with new wells. Mr. Minor's best estimate on the cost of the well was \$49,500. Additionally, the well would require maintenance in the future. Once utilities were brought in, the building would be hooked up to those, thereby rendering the well and septic system obsolete. Mr. Minor noted that implementing the well and septic system would not be a very good return for the money but that it could be done if it were the desire of the Committee. If the phasing approach were chosen, there would also be the issue of water runoff and retention ponds. St. John's Water Management, DEP and the Army Corps of Engineers would become involved. The entire park would not have to be permitted at the same time. The dirt from the retention pond could be used for fill, as it is compatible fill.

To date, concentration on the site has been mainly on environmental issues, such as hazardous waste, scrub jays and gopher tortoises. Fill costs have increased greatly because of transportation expenses and were reported to be at \$6.50 per yard. It was noted that more information would be available after the permits are submitted and comments received, but there should be a minimal environmental impact.

It would be possible to have the two football fields playable by the fall of 2006. It takes 60 to 90 days for the permitting, and then the County has 30 days to respond. The engineer then responds to those comments and it goes back to the permitting agencies. The best case scenario would be two rounds of comments.

Ms. Thompson noted that, even if the fields were playable by fall 2006, it would be too late for football. Ms. Burns indicated that the 2006 season could still be played at the current Rodes Park while the new fields were being constructed and also mentioned that, if that were to transpire, the \$50,000 for the well and septic system would be wasted.

Mr. Minor then provided information on a non-phasing (doing entire project at once) approach. Only a small wetland area exists where Phase I would be, but there are a fair amount of wetlands throughout the site. Using a phasing approach, additional environmental concerns may surface eventually. Just to do Phase I, there would be a minimum of two rounds of permitting, which would take approximately four to six months. If the entire project is permitted at the same time, it, too, would more than likely take about four to six months for total permitting, and utilities, such as water, sewer and electric would be coordinated during this time. Any environmental concerns would simultaneously be addressed during this four- to six-month period as well. Mr. Minor indicated that the Department had a good rapport with St. John's Water Management.

Mr. Minor stated that the process for integrating with the utilities had already been started by the developer of the housing development, Miranda Homes. Mr. Whitehead further noted that Miranda Homes had committed to putting a sidewalk on the south side of Flanagan, and Mr. Medina inquired as to whether that information had been provided in writing. Mr. Whitehead responded that it had not because the meeting with Miranda had just transpired earlier that day. Mr. Whitehead further noted the importance of having this provision in writing and agreed to pursue that.

Mr. Minor noted that, regardless of the Committee's decision on how to proceed with construction, the project would still be required to go through site planning and that one advantage to getting everything done at one time would be that all of the permitting would be valid for five years.

Ms. Thompson inquired as to the time frame, no matter which option was selected. Mr. Whitehead replied that 2007 would be the worst case scenario, using either approach, and Mr. Minor added that there would be a lot of flexibility with all of the green area that was available. Ms. Thompson asked whether more than one project could be worked on at one time, and Mr. Whitehead responded that was feasible and that construction would be similar to the manner in which Viera Regional Park was being erected.

Ms. Thompson asked what entity determines to whom the current Rodes Park will be sold, and Mr. Lusk replied that the Brevard County Board of County Commissioners makes that determination, but not without input from the Committee. Mr. Lusk continued that the best interest of the community would need to be gauged.

Mr. Minor noted that the cost of sports lighting systems has become outrageous, partly due to the fact that recent code changes have just taken effect, thereby causing a profound increase in costs.

Mr. Denetto inquired as to whether the grant moneys were added on to the \$5.2 million originally allocated to the project, and Mr. Minor responded affirmatively.

Ms. Thompson asked when construction would start if utilizing a non-phasing approach, and Mr. Minor replied that ground would more than likely be broken in July or August of 2006 and that the second quarter of 2007 was a good estimate for a usable park, as time had to be allowed for sprigging and turf issues. Ms. Thompson then inquired as to whether there would be any other savings aside from the \$50,000 for the potable well system. Mr. Minor replied that there would be other associated savings, and used the analogy of a volume discount. Mr. Dyke added that using the non-phasing approach may also help with permitting costs as well.

Ms. Burns made a **MOTION** to select the non-phasing approach for construction of the new Rodes Park, and Mr. Denetto seconded. **UNANIMOUSLY APPROVED.**

Mr. Medina asked what the width of the sidewalk would be that is being installed by Miranda Homes, and Mr. Whitehead responded that he would find out. Mr. Whitehead also noted that there is only a 10-foot right-of-way on the south side of Flanagan.

### **PUBLIC INPUT**

None.

### **ADJOURNMENT**

Seeing no further business, Ms. Thompson called for a motion to adjourn. Mr. Dyke made a **MOTION** to adjourn, and Mr. Barton seconded. **UNANIMOUSLY APPROVED.** Ms. Thompson adjourned the special meeting of the Rodes Park Referendum Committee at 8:02 p.m. and noted that the next meeting would be held on Monday, February 27, 2006, 7:00 p.m., at the Council Chambers of West Melbourne City Hall.