



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

### REGULAR MEETING March 27, 2006

A regular meeting of the Brevard County Department of Parks and Recreation, Rodes Park Referendum Committee, was conducted on Monday, March 27, 2006, 7:00 p.m., at the Council Chambers of West Melbourne City Hall, 2285 Minton Road, West Melbourne.

#### MEMBERS PRESENT

Debra Thompson  
Joe LaPointe  
Ken Dyke  
Mallena Urban  
Bart DeNitto  
Steve McKibben  
Keith Barton

#### MEMBERS ABSENT

Carol Burns  
Ted Whitlock  
Al Genchi

#### STAFF PRESENT

Jack Masson, Deputy 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

Albert Keet  
Georgia Keet  
Bill Palmer  
Keri Reed  
Richard Martel  
Penny Canales  
Mike Rottkamp  
Sidney Kingery

#### MEETING CALL TO ORDER

Ms. Thompson called the meeting to order at 7:07 p.m. Ms. Nicholas called the roll, and Ms. Thompson noted that a quorum was present and that the meeting would be conducted.

#### APPROVAL OF MINUTES

Members were provided with a copy of the minutes from the February 27, 2006, meeting. After review, Mr. McKibben made a MOTION to approve the minutes, and Mr. Dyke seconded. **UNANIMOUSLY APPROVED.**

## **STAFF REPORTS**

Mr. Minor indicated that representatives from the architect and engineering firm of Post, Buckley, Schuh and Jernigan (PBS&J) were working on a revised conceptual plan for the new Rodes Park based on Committee and public input from the February 27, 2006, meeting. It was noted that a topographical survey was necessary in order to formulate an accurate conceptual plan. Since the last meeting, staff had been informed that there would be no problem tying into utilities. It was also determined that Miranda Homes was not required to install a sidewalk but that Parks and Recreation staff would at least discuss the possibility with the developer. Ms. Thompson asked for clarification on the issue of the sidewalk because, it was her impression at a previous meeting, that Miranda Homes agreed to install the sidewalk. Mr. Whitehead indicated that he had spoken with Danielle Straub, a representative of Construction Engineering Group, Inc., who had been told that Miranda Homes had agreed to install the sidewalk at that time. In addition, Mr. Whitehead extended apologies to Ms. Barbara Meyer of the County's Transportation Planning Office for potentially crossing any boundaries with regard to the scope of her work on the project. Mr. Whitehead further noted that Ms. Meyer's assistance with recommendations, as well as her help with obtaining the easement, were greatly appreciated. Mr. Minor stated that PAVCO currently had the County bid for all concrete work.

Ms. Thompson inquired as to whether Committee members would be able to assist with some of the actual work and what would have to transpire to make that happen. Mr. Masson responded that a letter for request for approval would have to be sent to the County and that the primary concern would be to ensure that there was no overlap on the work being performed. Mr. Whitehead indicated that, along those lines, it would be important to solidify the scope of work being done voluntarily by Committee members.

Mr. Whitehead extended an invitation to Committee members and the public to attend a ceremony at Juan Ponce de Leon Landing for the purpose of unveiling the state historical marker on April 2, 2006, and noted the April 8 events of Eggstravaganza at Wickham Park and Kite Fest in Melbourne Beach.

## **OLD BUSINESS**

Mr. LaPointe mentioned that, at the previous meeting, it was reported that park entrances could not be closed prior to March 21, 2006, because a public input hearing was scheduled for that date regarding the vacating of road rights-of-way. Mr. Whitehead indicated that staff would proceed with blocking both entrances into the park. Ms. Thompson asked whether the County could post "no-trespassing" signs, and Mr. Whitehead responded that staff would take care of that also.

Ms. Thompson then asked if a good-faith estimate was available on how much the cost would be to acquire the next outparcel, and Mr. Masson responded that Ms. Cantrell was not present to answer that question because of a death in her family.

Ms. Thompson and Mr. LaPointe inquired as to what happened to interest earned, and Mr. Masson replied that interest income is not spent on individual projects. Ms. Thompson noted that all funds from interest became part of the General Fund in the South Area and now there is no money left for Rodes Park. Mr. Masson indicated that, as a result of the Committee process, many elements in numerous parks had been modified and noted the excessive increase in construction costs and costs for materials. Mr. Masson explained that the sale of additional revenue bonds had been requested for the purpose of offsetting the increased costs of the many parks projects and that the request had been presented to and approved by the Board of County Commissioners. The decision was then challenged, and the Board decided to go through validation by the court system to ensure that the sale of the additional revenue bonds is legal. Mr. Minor noted that the maximum for the sale of the bonds in the South Area is \$19.1 million. Mr. Masson stated that, if the sale of additional revenue bonds is deemed by the court to be illegal, then a "pay-as-you-go" approach will be utilized. The tax base is increasing; projects will just take a bit longer. Mr. Masson indicated that, while the issue is being debated, staff had been directed to continue moving forward.

Mr. Minor stated that PBS&J would provide the master site plan at the next meeting, and, once approved, it would move from the conceptual phase to the preliminary phase. Mr. Minor also noted that if the plan were completed before the April 24, 2006, meeting that a special meeting could be called for the purpose of discussing the plan. The Committee requested a list of all elements prior to commencement of construction. Mr. Minor noted that the plan was still in the conceptual phase, but when it moved to the preliminary phase PBS&J would be responsible for compiling such a list.

Ms. Thompson asked how many projects on the original referendum brochure had been completed, and Mr. Whitehead went through the list and reported on the extent of completion of each one. Ms. Thompson then inquired as to how the interest is earmarked, and Mr. Masson responded that it was revenue from interest accrual.

Ms. Thompson inquired as to whether there had been any additional communication from the School Board with regard to the potential purchase of the current Rodes Park property. Mr. Masson responded that a draft had been presented by the School District and that the item was to be discussed at the next School Board meeting. Mr. Masson then read a letter from the School Board expressing its intent. Various members of the Committee expressed concern with regard to current facilities not being available for the entire time during construction of the new Rodes Park if the School Board acquired the property. Mr. LaPointe indicated that he had been told by a representative of the School Board that it was the School Board's intention to allow residents to continue to utilize the current fields during construction.

Ms. Thompson asked if there was any information with regard to appraisals, and Mr. Masson responded that two appraisals had been received and both were under \$3 million. Mr. Minor mentioned that one appraisal was approximately \$2.6 million, and the other was in the area of \$3.7 million. It was noted that the property is currently zoned light institutional by the City of West Melbourne and could therefore be utilized for a park or school. Mr. LaPointe inquired as to whether other appraisals would be obtained, and Mr. Masson indicated that there were no plans to acquire other appraisals at this time.

Ms. Thompson asked if a special meeting could be called if the topographical survey were completed, and Mr. Minor responded that was a possibility.

Ms. Thompson asked if the current park could be sold before the new park is completed, and Mr. LaPointe reiterated that it was his understanding from the School Board representative that the fields could still be utilized during construction.

Mr. Dyke inquired as to whether the School Board could acquire the park property prior to completion of the new fields, and Mr. Masson responded that it would be difficult to lose the current fields before the new ones are completed. Mr. Masson also noted that the Board of County Commissioners determines when the park will be sold.

## **NEW BUSINESS**

None.

## **PUBLIC INPUT**

A member of the public asked if the public would be able to vote on park priorities, and Ms. Thompson responded that the public is welcome and encouraged to provide comments but it is the Committee that actually votes.

Mr. Kingery inquired as to the time frame, and Mr. Minor indicated that dirt should be turned by the fourth quarter of 2006.

## **ADJOURNMENT**

Seeing no further business, Ms. Thompson called for a motion to adjourn. Mr. LaPointe made a **MOTION** to adjourn, and Mr. Dyke seconded. **UNANIMOUSLY APPROVED**. Ms. Thompson adjourned the meeting of the Rodes Park Referendum Committee at 8:22 p.m. and noted that the next meeting would be held on Monday, April 24, 2006, 7:00 p.m., at the Council Chambers of West Melbourne City Hall.