



SOUTH AREA PARKS AND RECREATION Rodes Park Referendum Committee

Regular Meeting
June 26, 2006

A Regular meeting of the Brevard County Department of Parks and Recreation, Rodes Park Referendum Committee, was conducted on Monday June 26, 2006, at 7:00 p.m. at the Council Chambers of West Melbourne City Hall, 2285 Minton Road, West Melbourne.

MEMBERS PRESENT

Ken Dyke
Mallena Urban
Carol Burns
Steve McKibben
Ted Whitlock
Al Genchi

MEMBERS ABSENT

Debra Thompson
Joe LaPointe
Bart DeNitto
Keith Barton
Duke Salberg

STAFF PRESENT

Jack Masson, Deputy Director, Parks and Recreation
Greg Minor, Construction Manager, Parks and Recreation
Jeff Whitehead, South Area Parks Operations Manager
Fred Poppe, Parks Supervisor II, Rodes Park
Barbara Meyer, Transportation Planning Office
Lisa Nicholas, South Area Administrative Secretary

PUBLIC

Robert Medina
Dave Larsen
John Wilt
Corrina Gumm
Bill Palmer
Mark Mannarino
Amanda Griffin
Bob Lewis
Mike Rottkamp

MEETING CALL TO ORDER

Mr. Whitlock called the meeting to order at 7:04p.m. Ms. Nicholas called the roll, and Mr. Whitlock 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 April 24, 2006, meeting. After review, Ms. Burns made a **MOTION** to approve the April 24, 2006, minutes, and Mr. McKibben seconded.

UNANIMOUSLY APPROVED.

STAFF REPORTS

Mr. Masson reported that the sale of the current Rodes Park had been brought before the Brevard County Board of County Commissioners, and the Board had decided that the property would not be sold at this time.

Mr. Minor indicated that staff members from the architect and engineering firm of PBS&J were onsite for the purpose of presenting a revised conceptual plan for the Committee to vote on.

At the request of Mr. Whitlock, Mr. Whitehead introduced the staff present; Mr. Masson, Mr. Minor, Mr. Poppe, Ms. Meyer, and Ms. Nicholas, as well as Mr. Medina from Commissioner Colon's office.

Mr. Minor indicated that, two meetings ago, representatives from PBS&J presented a conceptual plan for review by the Committee. The Committee and members of the public provided input and recommendations, and PBS&J staff revised the plan based on those suggestions. Mr. Minor noted that certain items appearing on the revised conceptual plan may not be part of the original referendum but could become part of the master site plan. One hundred percent of the survey work had been completed, and the wetlands had been flagged. As it turns out, the wetlands would not impact the project as much as was originally anticipated. Mr. Minor noted that Ms. Meyer was present to discuss any issues relating to sidewalks.

Mr. Medina inquired as to when the Florida Communities Trust (FCT) grant was received, and Mr. Minor responded that the County had received it about ten days ago. Mr. Medina then noted that the FCT grant requires that sidewalks be installed within two years of receipt of the grant. Ms. Meyer indicated that was true but that some flexibility could be given as long as staff could demonstrate that the project was moving.

Ms. Meyer noted that direction from the Committee and the community would be appreciated with regard to whether access from the north was desired. Currently, there is no funding for a bridge over the canal. With regard to funding, the County gets approximately \$70,000 per year to construct sidewalks. The one at Rodes would probably

be in the area of \$100,000, and that amount would need to be funded out of the referendum; monies from the FCT grant could not go toward installation of the sidewalk. Ms. Burns asked whether there would be enough money for the sidewalk, and Mr. Masson responded that since the sidewalks were required, money would have to be found to build them. Mr. McKibben asked if any part of that annual \$70,000 was available, and Ms. Meyer replied that, because there were already many other large projects occurring in District 5, it was not really a possibility. Mr. Masson reiterated that staff would need to move forward with sidewalk design and that, although there is a two-year stipulation, some flexibility could be granted as long as the project is moving. A better idea of the actual cost of the sidewalk could be provided at the next meeting. Mr. Dyke asked if there would be other pedestrian features within the park, and Mr. Masson responded that the FCT grant also required some nature trails.

A member of the public asked where a good place for the entrance would be, and Ms. Meyer indicated that her department will really work with the community in order to determine the best suitable place. A survey or questionnaire could be circulated in order to attain feedback.

Mr. Minor introduced Dave Larsen, Park Planner; John Wilt; and Corrina Gumm from PBS&J. Mr. Larsen referred to the previous conceptual plan and indicated that, since then, a much better read has been attained on the wetland areas and how much land can actually be developed. Mr. Larsen discussed the elements of the previous plan and then presented the revised conceptual/master plan to the Committee. In the new plan, the entrance would still be off of Flanagan with a dramatic roadway sequence – the road would twist and turn. Six tennis courts on a water feature would be the first element to be encountered, then two basketball courts and a clubhouse would be located on a central wetland core. A concession stand for the football area and an announcer's booth had been added to the plan. Also, more parking, an equipment shed, and a multi-purpose building had been added. In an effort to keep the six soccer fields as far away from the residential area as possible, they were kept in the same location as before.

Ms. Burns inquired into the size of the multi-purpose building, and Mr. Larsen responded that it was 1,500 square feet. Mr. Dyke requested that perhaps bumping that number up could be considered. Ms. Burns then asked how many parking spaces there would be, and Mr. Larsen indicated that, previously, the number was 650 but that it had been increased since then.

Mr. McKibben asked what should be done if additional soccer fields were to be lighted in the future, and Mr. Masson responded that it would be important to ensure enough power is installed at the onset and that he would make note of that.

A member of the public asked if a traffic study had been performed, and Mr. Masson responded that it was not completed yet. The individual was concerned that if there were only one entrance on the south side, then all of the football traffic would have to travel through the entire park to reach the fields.

Mr. Dyke indicated that, at one of the previous meetings, a two-story building had been discussed for the football field. Mr. Masson stated that the building has a cupola and that folks can film from there and keep score from there.

A member of the public, Amanda Griffin, asked if there was a playground, and staff responded that there would be two playgrounds. Ms. Griffin then asked if there would be a designated area for skateboarding and/or rollerblading and indicated that there is nowhere in Melbourne to partake in these activities. Mr. Whitehead stated that the County has a traveling skateboard park and that all that would be required would be a concrete slab, which could certainly be included in the master site plan for Rodes Park.

Bob Lewis, a member of the public, noted that there was a Veterans' Memorial at the current Rodes Park and asked if there would be something similar at the new Rodes Park. Mr. Masson responded that the memorial would be relocated to the new park at the appropriate time.

Mark Mannarino asked if there would be any additional storage near the Community Center for table tennis equipment, and Mr. Whitehead replied that staff would be happy to work on that issue.

Mr. Medina noted that the Greater West Melbourne Athletic Association (GWMAA) had always been a good partner with Parks and Recreation and indicated that he was pleased to see that some storage had been added for equipment but that probably more storage was needed for football equipment. Mr. Masson noted that he understood the importance of storage and that there was never enough. GWMAA is really good about stepping forward and making any improvements that may be necessary.

Mr. Minor noted that PBS&J would like to advance from the conceptual plan to the next phase and was seeking Committee approval to do so. Mr. Masson indicated that PBS&J staff could take the additional recommendations made this evening and further tweak the plan.

Mr. Whitlock called for a motion to approve the conceptual plan with the suggestions provided by the Committee and the public. Mr. McKibben made a **MOTION** to approve the conceptual plan with the suggestions provided by the Committee and the public, and Ms. Burns seconded. **UNANIMOUSLY APPROVED.** Mr. Minor thanked the Committee and the public for their input.

Mr. Masson asked PBS&J what its time frame was, and Mr. Wilt responded that it would be about three to four months to complete the plan with the new revisions. Mr. Masson inquired as to whether the Committee needed to meet during that time, and Mr. Whitlock suggested that keeping the meeting date and canceling if there was nothing new to report.

Mr. McKibben asked if fall 2007 was still a viable date for the athletic fields, and Mr. Masson replied that fall 2007 would remain as the goal.

OLD BUSINESS

Ms. Burns asked if the signs had been installed designating the area of the new Rodes Park as a construction zone, and Mr. Poppe responded that the signs were put up the day after the last meeting of the Committee.

NEW BUSINESS

Mr. Whitlock suggested that any news articles on Rodes Park be cut out and saved by staff so that they could be a part of the record, and he provided the staff with two recent articles.

PUBLIC INPUT

None.

ADJOURNMENT

Seeing no further business, Mr. Whitlock called for a motion to adjourn. Mr. McKibben made a **MOTION** to adjourn and Ms. Urban seconded. **UNANIMOUSLY APPROVED.** Mr. Whitlock adjourned the meeting of the Rodes Park Referendum Committee at 8:12 p.m. and noted that the next meeting date was scheduled for July 24, 2006.