



SOUTH AREA PARKS AND RECREATION Rodes Park Referendum Committee

Regular Meeting
May 23, 2007

A Regular meeting of the Parks and Recreation Department, Rodes Park Referendum Committee, was conducted on Wednesday May 23, 2007, at 7:00 p.m. at the West Melbourne City Hall Council Chambers, 2285 Minton Road, West Melbourne, Florida.

MEMBERS PRESENT

Joe LaPointe
Jan Lieson, ex-officio
Bart DeNitto
Debra Thompson, Chairwoman
Ken Dyke
Steve McKibben

MEMBERS ABSENT

Ted Whitlock
Mallena Urban
Carol Burns
Al Genchi
Keith Barton

STAFF PRESENT

Fred Poppe, Recreation Superintendent
Gustavo Vergara, South Area Construction Coordinator
Bill Ross, Brevard County Parks & Recreation Construction Manager
Dave Larsen, PBS&J
Corrina Gumm, PBS&J
Chet Wendrzyk, PBS&J

PUBLIC

Bob Lewis

MEETING CALL TO ORDER

Ms. Thompson called the meeting to order at 7:06p.m. Mr. Vergara 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 March 26, 2007, meeting. After review, Mr. McKibben made a **MOTION** to approve the March 26, 2007, minutes, and Mr. Dyke seconded. **UNANIMOUSLY APPROVED.**

STAFF REPORTS

Bill Ross

Mr. Ross introduced himself as the Interim Construction Manager for Brevard County Parks and Recreation. He informed the Committee that Mr. Greg Minor, prior Construction Manager was being deployed to Iraq, and that at the moment he was staging in Orlando. Mr. Ross introduced Dave Larsen from the Design Firm PBS&J who would be making a presentation about the current design status of Rodes Park. He also stated that as far as permitting from St. Johns River Water Management District, all comments received were favorable to moving forward. With that, He gave the floor to Mr. Larsen.

Dave Larsen

Mr. Larsen introduced himself and stated that since the last meeting he attended, his firm has been working on a complete environmental assessment of the property, which was completed, coordinating with all permit agencies to acquire all specific permit requirements for this project in order to get it built in the fastest possible manner, visiting other newly built parks like Viera Regional and Chain of Lakes Park to make sure they're headed in the right direction and make improvements where they see necessary. He stated that between June of last year and today, his firm had completed a 60% design plan, and they were on their way to completing a 90% design plan which they expected to complete by mid June of 2007. He mentioned that the next step will be a completion of 100% plans which will then go out for bid and award by the end of this year, with construction anticipated to start by early 2008, and an anticipated construction schedule of 9 to 12 months. He stressed what a great facility this will be and that it had a tremendous existing natural canopy and character which was unprecedented in a lot of the parks in the county.

Mr. Larsen started to go through each phase of the park, and said that the county had allocated \$27,000,000 for the construction of this facility, and his firm was working on the cost of each element, and they would be finished with these calculations within a couple of weeks. He started to describe each element, starting with the main entrance which will be along Flannigan. He mentioned that the current upgrades needed to have the main entrance here were not currently programmed with the county, so a temporary entrance along fell was anticipated. As upgrades to Flannigan came on line, we would then have the entrance along Flannigan. He said that it was about ½ mile from Minton to Flannigan, and the cost of this entrance was very substantial. He described the drive along the park, mentioning how the road would go along natural wetlands and a lot of the current vegetation would be used and preserved. He mentioned that there would be a 12 foot pedestrian way all the way though the park. He then showed the Tennis and Basketball facility, which would include two basketball courts and six Tennis courts with a centralized pavilion and restroom right off the Pedestrian Way. He followed by

displaying and describing the Maintenance facility, he then moved on to the soccer facility, explaining features like the parking lot area, orientation of the concession area, drainage of the 6 fields and explained how this area was very challenging because of how poor the soil composition was. Discussion ensued regarding the parking area and how many people it would accommodate. Mr. Larsen moved on to the Football Facility and described how there would be 3 fields, two of which will be lit and a practice field which will not, a centralized concession / restroom building, and the parking area which will be shared between the Football Facility and the proposed multipurpose building. Mr. Poppe asked for the committee to give further definition on the size of this building, and Mr. Dyke responded that from all previous discussions, the building was to be 5,000 square feet.

Mr. Larsen moved on to the Community Center area with the parking and pedways, and described how the building was nestled along a wetland. He mentioned that there would be about 200 parking spots, and a lot of beautiful landscape. Mr. Ross described some of the amenities of the Community Center like a full gymnasium with 2 side courts and a main basketball court, 3 volleyball courts, 2 side courts and a main court, bleachers, 5 meeting rooms, one of which has a kitchen and can be divided into two separate rooms, and that the building will be built to withstand 170mph winds and that it could be used as a hurricane shelter. Mr. Poppe stated that the programming of this facility will be dictated by the need of the community. Mr. Larsen followed by displaying the playground areas, and moved on to the Baseball and softball facilities. Discussion ensued regarding the amenities of these facilities. Mr. Larsen concluded the presentation by showing the Baseball Field Playgrounds and a drawing of the internal pedestrian walkway system.

Mr. Bill Ross stated what amenities he has budgeted for the park. For the \$27,000,000, he had an 18,000sqft Community Center, 2 baseball concession buildings, 1 soccer and 1 football concession building, 2 small restroom buildings, 2 40 x 60 pavilions, 2 20 x 20 pavilions, one senior baseball field, three major baseball fields, 2 softball fields, 1 T-Ball field, one soccer field lighted, and enough area for 5 more soccer fields, 2 lighted football fields, 1 unlighted practice field, 2 community playgrounds, 1 neighborhood playground, 6 lighted tennis courts, and 2 lighted basketball courts. He also mentioned that a big factor in the cost of this whole project will be the cost of site work and infrastructure.

Ms. Thompson asked Mr. Ross about putting a flag and a memorial for veterans at this facility. Ms. Thompson explained that there was a memorial at the current Rodes Park and was wondering if this memorial could be moved to the new park. Discussion ensued regarding that flag and the memorial, and a member of the public, Mr. Lewis, spoke on the importance of a lighted flag at the new park. Mr. Poppe stated that this would be an operational issue and that Mr. Lewis should contact Mr. Jeff Whitehead to discuss the flag and the memorial.

OLD BUSINESS

NONE.

NEW BUSINESS

Mr. LaPointe said that a person showed up on site to appraise out parcels. The gentleman stated that he was a county appraiser and that he had to appraise the property from 2006. Mr. Lapointe said that he understood that the Parcels were all paid for, and Mr. Poppe said that we would check with Ms. Marsha Cantrell on this issue.

Mr. Poppe stated that Mr. Terry Stoms was applying for a Land Water Conservation Fund Grant. Mr. Poppe mentioned that this would be a matching grant for the total amount of \$200,000. Ms. Thompson asked if there were any requirements that the grant requested, and Mr. Poppe responded that he wasn't aware of any requirements. Mr. LaPointe made a **MOTION** to pursue the Land Water Conservation Fund Grant, Mr. DeNitto **SECONDED** it, and it was **UNANIMOUSLY APPROVED**.

Mr. Vergara stated that Brevard County Parks and Recreation was currently working on making their website more user friendly and more interactive. Mr. Poppe explained that the new layout of the website will be very informative to the public and it would include budgetary information, updates on construction status, and many elements that were mentioned in the 2006 Audit which will help increase communication between Brevard County Parks and Recreation and the general public.

PUBLIC INPUT

NONE.

ADJOURNMENT

Seeing no further business, Ms. Thompson called for a motion to adjourn. Mr. LaPointe made a **MOTION** to adjourn and Mr. Dyke seconded. Ms. Thompson adjourned the meeting of the Rodes Park Referendum Committee at 8:51 p.m. and noted that the next meeting date was scheduled for June 27, 2007.