

PARKS AND RECREATION DEPARTMENT
South Mainland Community Center Committee
Regular Meeting
March 27, 2002

A Regular Meeting of the Parks and Recreation Department South Mainland Community Center Committee was held on Wednesday March 27, 2002, at 2:00 p.m. at the South Mainland Community Center, 3700 Allen Avenue, Micco, FL.

MEMBERS PRESENT

Flo Canham
Eugene Gwinn
Jeanne Osborne
Scott McCullers
Phyllis McCullers
Bruce McMann
Ken Black

MEMBERS ABSENT

None

STAFF PRESENT

Chuck Nelson, Parks & Recreation Director
Karen Palus, South Area Parks Operations Manager
Barry Portnowitz, Recreation Superintendent
Tina Webster, Administrative Secretary

PUBLIC PRESENT

Ed Arens, Micco Homeowners
Mike Cunningham, Micco Homeowners
Ken Tworoger, Micco Referendum Committee
Lamar Stencil, Press Journal
David Perry, Ivey, Harris & Walls (IHW) A&E Firm

Call to Order:

Ms. Osborne called the meeting to order at 2:14 p.m.

Approval of Minutes:

Ms. McCullers made **MOTION** to accept the minutes from 1/23/02 as presented and Mr. McMann seconded the motion. **UNANIMOUSLY APPROVED.**

Staff Reports:

Mr. Portnowitz informed the committee that staff has been waiting on completion of gym due to some flooring issues. He stated that the funds have been approved for the sealing on the floor and anticipates completion around May or so. He also mentioned that the inside of the Community Center has been painted and staff has been working on some needed maintenance. Mr. Portnowitz informed the committee that Ms. Collins and staff is at Water Mania with the spring break camp today. He noted that the County contracts buses during camp time, but a van is also available through VPSI at this time.

Mr. Tworoger noted that the ceiling tiles are sagging and asked the reason for it. Mr. Portnowitz stated that there was a lot of moisture in the building and the issue is in the process of being corrected. Ms. Osborne spoke regarding the need for more storage at the Community Center. Mr. Nelson replied that there will be

some more storage in the new gymnasium; he noted that if storage continues to be a problem it will be address in the future.

Mr. Gwinn asked about the condition of the water. Mr. Portnowitz stated that staff is currently working with two companies to correct the issues. Mr. Nelson noted that the original system was designed for the usage of two buildings and has only been running with one building which is why the problems are arising; however the system will improve when gym is being utilized.

Mr. Tworoger asked why there were issues with the gym floor. Mr. Nelson replied that the specifications require that the cement has to dry out to a certain percentage per pound and ours has not; therefore the floor does not meet the specifications at this time. To address this, we have to cover it with a layer of sealant to keep the moisture from coming through. This is an issue that staff has been investigating and trying to work through.

Old Business:

Ms. Osborne commented that if there was any money left over from the Referendum funds that the committee would like it used in the gym primarily for the covered walkway and then some other things.

Mr. Tworoger spoke regarding the scrub jays. He asked if there is seven acres available how much can be used and can you mitigate any of the acres? Ms. Palus replied that she provided the committee with a copy of the scrub jay report done by IHW, A&E Firm. She stated that two acres can be used for active use and the other five acres would have to be for passive use unless we mitigated. Mr. Nelson stated that typically you must use land else where to mitigate; you cannot use the site itself to mitigate. Ms. Palus commented that due to the scrub jay issues, the pedway would have to be a mulched type of surface rather than a paved surface. Ms. Osborne asked if Ms. Collins and Mr. McCullers have had the opportunity to discuss the children activities for this area and Mr. McCullers replied that they had not had a chance to discuss it. Ms. Osborne asked that Ms. Collins and Mr. McCullers discuss the need of children activities.

New Business:

Ms. Palus introduced Mr. David Perry, IHW, A&E Firm. She mentioned that staff asked Mr. Perry to take the elements and property and to come up with a plan for the South Mainland Community Center property.

Mr. Perry discussed the existing property and went over the plan that he provided. He stated that the site is undeveloped to the rear of the property; a site analysis of the wildlife species on the property by an Ecologist and the report was provided to the committee. He commented that there are scrub jays on site; but they did not identify any nesting on site. He spoke regarding the possibility of mitigation and stated that it is very costly. Fish and Wildlife will have to verify the findings and information when doing the permitting. He re-iterated that we will not be able to put any form of solid sidewalk in for the pedway without mitigation.

Ms. Osborne asked how much property is left that can be developed as active use. Mr. Perry replied about 400-500 feet of developable area. He commented that the sports field could be put in behind the gymnasium; which is a little more than two acres. Discussed the possibility of putting a sidewalk system to connect to the nature trail (not solid, would have to be a mulched trail for passive use).

Mr. Perry stated that Fish and Wildlife has not verified that we can for sure do the field, but he feels that they will approve it. He mentioned that he is not proposing any additional storm water drainage due to the existing swales. Mr. Nelson asked if the retention pond is for the gym or was it expanded for the field as well. Mr. Perry replied that it has not been expanded, but believes it was expanded due to the new parking. Mr. Perry stated that the pond seems to be oversized and feels that he can accommodate the field drainage in shallow swales. The size of the field is 160x280 and it could be expanded slightly to get it to a high school soccer field, which is up to 300 feet. The grass would be Bermuda grass. Mr. Nelson said that staff can exhaust all efforts to get a paved trail and will work with Angela Bowen, Ecologist, IHW to see if it can be done. He then asked the committee if they wanted a backstop for the multi-purpose field, which wouldn't have any impact on the field, but would provide the ability to accommodate other activities. They agreed.

Mr. Gwinn made a **MOTION** to move forward with the plan as discussed. Ms. Canham seconded. **UNANIMOUSLY APPROVED.**

Mr. Perry stated that the playground would be located to the west of the gym. Ms. Palus stated that Mr. Minor received some cost estimates from Rep Services and she provided them with a layout of the plan and the design elements. She then asked the committee to determine which company's plan they preferred. The committee preferred Landscape Structures. Ms. Palus briefly discussed the elements available and explained what the Grant Community Center did with theirs. She encouraged all the members to visit Grant and see the playground. Ms. Palus then spoke regarding the playground surfacing. She mentioned that the playground would have the poured-in-place surfacing at the transition points to meet ADA and the remaining surfacing would be the wood fiber mulch. Rep Services provided a cost for the poured-in-place surfacing of \$23,800 leaving a balance of \$47,000 for the elements and mulch. Discussion ensued. Ms. Osborne asked about having shaded areas for parents. Ms. Palus replied that the plan typically would include a few benches and trees. She then informed the committee that they have the ability to pick the color theme of the playground. Ms. Osborne asked to see the magazines with the different colors and themes. Ms. Palus will provide it at the next meeting. Mr. Gwinn asked about the playground being fenced. Ms. Palus noted that there would be fencing near the parking lot area. Mr. McMann made a **MOTION** to accept the layout of the playground and Mr. Gwinn seconded. **UNANIMOUSLY APPROVED.**

Public Input:

Ed Arens – thinks you should hear from the public before the committee votes on things. He asked about putting in a good base for the trail so that if it could be approved for solid surfacing later it would be easier to do; asked about lighting the multi-purpose field, he thinks it would be needed. Mr. Nelson replied that the County has stringent standards and we could not meet the requirements at this site for lighting.

Ed Arens– spoke regarding the swales. He commented that the swales are dry and stay dry about 75% of year. He asked about the possibility of putting some kind of ramp down the swales to accommodate additional parking. Discuss ensued and Mr. Nelson stated that the weather changes so much and he would like to maybe reduce the size of the swales but he wants it on high dry land. He stated that staff can monitor it and see if any modifications need to be done. Mr. Arens – discussed the shade for the playground. He noted that the play area will be shaded by the gymnasium during a large portion of the day. He recommended that the committee meet and use the van to take a trip to Grant and visit the playground.

Ms. Osborne wants to move public input after old business and before new business on the agenda.

Al Malerk – thinks the Grant playground is fantastic. Is there drinking water available for the playground at the Community Center? Ms. Palus replied that normally that is in the scope of work for our playgrounds and she will check with Mr. Minor to make sure that it is in there.

Mike Cunningham – Spoke regarding the Grant playground. He stated that the level of acceptance from the parents and older people that accepted this playground as great and heard comments about it being safe. He re-iterated that you should take a look at it. He spoke regarding the scrub jay survey. He feels that he has not received the right answers in regards to Ms. Bowens survey. Angela said a second survey could be done around March. Mr. Cunningham said that he questions the way the stations were set up. One point was in calling the birds in and the decibel levels being used; thinks the decibel levels will impact the flight patterns; thinks it needs to be re-looked at: believes a second opinion is needed. He stated that he read the survey and found errors in it. Mr. Nelson asked if the committee would want staff to bring Donna Otti from Natural Resources, who works with the scrub jay issue, to the next meeting. Ms. Palus stated that she had already sent Donna the information and survey done by Angela Bowens. Mr. Cunningham stated that he would provide a list of questions for Ms. Palus to submit to Donna. Staff will ask Donna to attend the next meeting.

Mr. Arens questioned when Fish and Wildlife would be coming out to visit the site. Mr. Perry stated that he could probably get them out before submitting the design. He also stated that his firm is performing the

largest scrub jay testing in the State and has been recognized as an authority of scrub jay issues and feels confident that the process conducted by Ms. Bowens is correct and accurate. As far as decibel levels there is no definite level to do the test and once again we did not find nesting on the site and the testing is done over a period of days.

Mr. Tworoger asked about using the parking at the Community Center for some of the events that are normally done at Micco Park. Ms. Osborne agreed that it was a good idea. Mr. Tworoger asked how many parking spaces are in the plan. Mr. Perry replied about 70 or so parking spaces with the gym. Mr. Nelson stated that another 75 or so could go in the over flow parking.

Mr. Gwinn asked if a second opinion is going to be done in regards to the scrub jay testing. Mr. Cunningham and Ms. Palus will discuss with Donna to see what should be done. Ms. Palus re-iterated that she would ask Donna to attend the next meeting. Mr. Nelson asked the committee what they would want to do with the site if there were no scrub jays. Ms. Osborne replied that the original goal was the walkways for parents to stroll with their children and the covered walkway between the Community Center and the Gym.

Mr. Cunningham suggested that the committee appoint a liaison to the Micco Park. Ms. Osborne asked Mr. McMann to be the liaison. He agreed. The next meeting is April 24, 2002 at 2:00 p.m.

Adjournment:

There was no further business to discuss. Mr. Gwinn made a **MOTION** to adjourn and Mr. McMann seconded. **UNANIMOUSLY APPROVED.** The meeting adjourned at 3:32 p.m.