



SOUTH AREA PARKS AND RECREATION Wickham Park Advisory Committee

**REGULAR MEETING
March 4, 2009**

A regular meeting of the Parks and Recreation Department, Wickham Park Advisory Committee, was held on Wednesday, March 4, 2009, 6:30 p.m., at the site of Wickham Park, 2500 Parkway Drive, Melbourne, Florida, 32935.

MEMBERS PRESENT

Karen Kilianek (Chair)
Ted Whitlock
Liz Lee
Phyllis Principe
Ed Newell
Mike Nowlin
Greg Jones

MEMBERS ABSENT

STAFF PRESENT

Don Lusk, Parks and Recreation Director
Greg Minor, South Area Operations Manager
Fred Poppe, South Area Recreation Superintendent
Josh Henderson, Park Supervisor III, Wickham Park
Mechelle Cook, Administrative Secretary, South Area Operations

PUBLIC

Attached.

MEETING CALL TO ORDER

Ms. Karen Kilianek called the meeting to order at 6:30 p.m. Ms. Mechelle Cook called the roll with seven members present.

APPROVAL OF MINUTES

Members were provided with a copy of the minutes from the November 5, 2008, meeting. Ms. Karen Kilianek asked if everyone had reviewed the minutes and called for a motion to approve. Mr. Newell made a **MOTION** to approve the minutes, Mrs. Principe **SECONDED, UNANIMOUSLY APPROVED.**

BOARD MEMBERS REPORT

It was noted that the members should nominate a chair, Mrs. Principe made a **MOTION** to nominate Karen Kilianek to remain as chair, Mr. Whitlock **SECONDED, UNANIMOUSLY APPROVED.** Mrs. Kilianek introduced the new members and asked them what their connection to Wickham Park was.

STAFF REPORTS

Mrs. Kilianek asked Mr. Henderson if the staff reports were available on paper, Mr. Henderson replied that his staff report was transmitted via e-mail to all the board members. Mr. Poppe stated that to follow up on the last time that we met, the Commissioners went with the advice of the consultant, BCPR staff had met with the horse show people and there will be two horse shows that weekend and BCPR staff will have follow up meetings with the horse people to work on specific procedures, fee structure and number of events to be held.

OLD BUSINESS

Mrs. Kilianek asked who would be managing the horse barn. Mr. Poppe responded that at this point it was part of the park process here and it will fall under the responsibilities of Mr. Henderson and that it will be no different than any of the other facilities available for public use at the park. Mrs. Kilianek asked if the promoter would be allowed to charge a different rate, and would it be acceptable for the promoter to make a profit on the use of the barn and show rings. Mr. Poppe stated that yes it would be acceptable for the promoter to make a profit.

Mr. Nowlin asked about the issue of putting a skate park in at Wickham back in October. Mr. Minor said Ms. Cann had met with Commissioner Bolin to discuss the general conceptual plan, but that nothing would be done at this time as the referendum projects were first priority, and that there were no monies available at this time.

Mrs. Principe asked how the Senior Center was coming along and Mr. Minor responded that they expected substantial completion in mid-April, they would do the walk-through and they would have 30 days to address any construction issues with the contractor.

Mrs. Kilianek asked Mr. Minor to explain to her again why they could not plant trees and Mr. Minor stated that Mike Knight, EELS and Sue Goesslin, Natural Resources, had met with the committee previously and explained how the habitat would reforest itself

naturally and the concerns of scrub jay areas. Mrs. Kilianek asked if this was a closed issue, Mr. Minor responded that we take guidance from the environmental staff and that they knew best how to handle this area. Mrs. Kilianek stated that if there was an opening in the window she would appreciate it if Mr. Minor would let her know, because she wanted to replace some of the trees that were burnt and someday get a full growth in the area.

Mrs. Kilianek then stated that she had noticed that the pond was clean in the southeast corner and inquired if Mr. Henderson had cleaned it; Mr. Henderson stated that they had not cleaned the pond but that it had traveled around the corner, and stated that the pond was doing what it was supposed to do. Mr. Poppe stated that we had several readings on the ponds and that the experts had stated that they were doing exactly what they were designed to do. Mr. Poppe stated that the ponds were maintained by the storm water department. Mr. Minor said that they utilized a weir system and that it functioned quite well, and some ponds had carp placed in them to eat the vegetation.

Mrs. Kilianek stated that the walking paths in the back had been smoothed down, and that there were concerns about older people walking in the area. Mr. Henderson stated that the area would continue to get better as time goes on and would become more compacted as people walked on it.

Mr. Newell inquired about the dog park issue presented as public input at the November meeting. Mr. Henderson stated that they were unable to get volunteers for the dog park. Mr. Henderson stated that they were in the process of building wash stations for the dogs outside of the fence area. Mr. Newell asked where the rules and regulations of the dog park were and Mr. Henderson responded that they were posted in the dog park area.

Mrs. Kilianek stated that she had been asked by outside persons if the county staff could re-evaluate the equestrian decision in six months or a year, or was it a done deal. Mr. Jones said that he did not think the committee wanted to step in front of the county commissioner's decision in such a manner. Mr. Minor said that staff would continue to monitor the issue and then come back with the information. Mrs. Principe asked if staff would be tracking the revenue from the equestrian center, Mr. Lusk responded that yes they would, but that it would not be a line item.

NEW BUSINESS

Mr. Minor stated that the senior center was nearing completion and that the road intersection work would need to be done at Wickham Road. Mr. Minor said the intersection work was a completely different element of the project and that based on the estimate received from PBSJ they were looking at over \$300,000 to have the work done. Mr. Minor had asked the contractor already mobilized on site to give the county an estimate for the work and that their estimate had come in at \$222,000. Mr. Jones asked if staff were asking the committee for permission to proceed without a bid. Mr. Lusk said that basically they were, and that the issues were time and traffic in the park and if they went to bid it would add 3 to 6 months of traffic to the park. Mr. Lusk said they were

inquiring as to what the concerns of the Wickham Park Advisory Committee were and in which direction they wanted to proceed in, and stated that they had the opportunity to have a project come in lower than what we had budgeted for. Mrs. Kilianek asked Mr. Lusk if these monies were expected. Mr. Lusk said yes, that we had budgeted for this part of the project, Mr. Newell stated that the committee could not approve it but could only make a recommendation and made a **MOTION** to recommend that the Board of County Commissioners proceed with W&J to accomplish the work, Mr. Whitlock **SECONDED, MOTION** opened for discussion. Mr. Nowlin asked if we had just decided to do this intersection now, or was it a part of the original project, Mr. Lusk responded that the road was always considered to be one of the projects that we would do as it relates to the projects shown in the aerial. Mr. Nowlin asked why we had waited until the 11th hour to decide on the project. Mr. Lusk said that we would have to turn the dial back about two years and that just like the horse barn there was just as much controversy about the senior center and about where it would be going and how much the bids were going to be and that the decision was made to flip the switch on the senior citizen center and that later we had decided to do all the site improvements at one time in relation to the community center and the senior citizen center and that we had never flipped the switch on the road improvements.

Mr. Nowlin said it did not sound like very good planning on the construction side and that he was not comfortable with taking the consultants word on the costs. Mr. Minor said that we had built many referendum projects and that the consultants were typically right on within percentages of the estimated construction costs. Mr. Newell asked if this would impact the CO, and Mr. Minor responded no, that it would impact the issuance of the building permit for the new 1800 foot community center/gymnasium right across the street from the senior center and that the intersection work had to be completed before the City of Melbourne would issue a building permit. Mrs. Principe commented that the senior center had been waited on for years and that if we were worrying about the cost that we would get more back with not going out for bids and she thought that we should go with this recommendation. Mr. Jones said that he saw no proof to accept the recommendation and asked the staff to throw him a bone. Mr. Lusk said the contractors had performed work for the county for years, but the issue was cost savings and the amount of vehicle traffic in the park during operating hours. Mr. Lusk said the senior center would open regardless of the road. Mrs. Kilianek asked where the extra savings or monies would go from the project and Mr. Minor responded that they would go back into the pot. Mr. Newell asked the chairman to restate the **MOTION** to the committee and make sure that they understand that it was just a recommendation. The **MOTION PASSES** with the committee voting five members in favor of and two members opposed.

PUBLIC INPUT

Mr. Phil Rotchford addressed the members and stated he was trying to find a process as a citizen to build 48 stalls and then spend money to figure out what to do with it. Mr. Rotchford asked what the costs were to use the arena per day, staff responded \$100.00 per day and Mr. Rotchford stated that the large horse park charges \$250.00 per day. Mr. Rotchford said his horses wanted to stand outside even on the rainiest of nights, and that

he did not think keeping the stalls for use by show people on the weekends was feasible. Mr. Rotchford said he would be glad to volunteer to clean the stables for nothing. Mr. Rotchford said the arena would attract the shows, but this was not Ocala. Mrs. Kilianek advised Mr. Rotchford that the majority had already decided how to utilize the stables. Mr. Rotchford asked if we had an operating expense for the facility or did Brevard charge us for the facility, Mr. Lusk responded that we owned the facility. Mr. Rotchford stated that Chairman Nelson had voted against the facility because he had an agreement with the boarders. Mr. Rotchford said he would not have kept his horse in the old facility as it was in such disrepair. Mr. Rotchford asked if the board had considered leasing the facility to an operator, and stated that he would be preparing a petition to ask the board to change their mind. Mrs. Kilianek said that they would be reviewing the issue in the future and asked Mr. Rotchford to stay involved with the issue.

Mrs. Kilianek then advised the members that she had spoke with Officer Ferguson parked outside prior to the meeting and inquired about the speeding issue in the park and he stated that park staff were doing an excellent job in the park and were very supportive of police activities within the park.

Mr. Palmbach then spoke with the members and asked them to continue to work on the northeast area of the park (the fire area) as it looked terrible. He asked if there had been talk at one of the meetings about a grant for trees. Mrs. Kilianek asked if we could get a question to Sue Goesslin about a grant for trees. Mr. Minor stated that they had had experts look at the area, and could ask them back, but he did not think it would be any different, but would ask Sue Goesslin if she had looked for grants available. Mr. Palmbach asked the board to not forget about the basics of the park. Mr. Palmbach said he would correct a board member and that they have not been waiting a long time for the center and they were going to spend a \$250,000 at Henegar and were told no, and then about three years ago he was at the meeting when two representative from the senior center approached the board prior to going the Commissioners for a plot to put in the senior center and that this was in May 2006. Mr. Palmbach said that the board had operated differently in the past, in a civil manner but not a structured way, and it seemed that in the last six months it had become more formalized. Mr. Palmbach said he had asked the members what the seniors had said, and said it irritated him as a citizen that they had not asked the seniors if they want Wickham Park.

Mr. Palmbach then stated the northeast corner was a visual detraction in the conditions of the park. Mr. Palmbach said he could not force the board members but did want to encourage the board members to pay attention to the conditions in the park. Mr. Palmbach then asked about a 2009 budget item for expenses and asked if staff had re-evaluated the new use of the facility and what was the budget for labor and materials. Mr. Poppe said that item was put in the budget for new programs and the facilities, and any items that would incur additional funds and stated that we were in the process of working on the upcoming budget. Mrs. Kilianek said she had asked the Commissioner to drive by the northeast area a few months ago to look at it. Mr. Poppe said as part of the budget we are looking at all aspects, but are waiting on direction. Mr. Palmbach

asked what the number put in the budget before (170) was based on, and he assumed the 170 was not going to go down by 20%.

Mr. Palmbach then asked the board about taking up the issue of the fees charged to promoters and non-profit groups; he stated his group was interested in holding a non-profit fundraising show at the EQ center. Mr. Palmbach said the groups could rent the site for 15 dollars and charge 30 dollars. Mr. Palmbach asked if there was a liability in using bond referendum money and setting a millage to pay back the bond measure, and he stated that some of the promoters were for profit. Mr. Palmbach said we should just charge the people who are putting a horse in a stall 15 dollars and if they cause damages, charge a fee use to the promoter.

Mr. Jones asked Mr. Palmbach how we could differentiate between other groups using the facilities and said the facilities are used to generate revenue for other people. Mr. Palmbach said the assessment never talked about what you could rent the stalls for, but it never said that the people who use the stalls may have to pay more, and if you read the assessment the assessment did not say the county going to make so much, but then the poor users of the facility were going to be shafted. Mr. Palmbach said he believed we were going down the wrong path and that this was a little bit different from concessions, where the county decided to get out of the concession business and so they enterprised that and allowed the concession people to make a profit and the county was not going to get into how much they charged for a hotdog and stuff like that.

Mr. Palmbach then stated that it was an 850,000.00 that should have only cost 175,000.00 for 96 stalls, twice the number of stalls and said that when they went out there yesterday to do the site walk-thru almost every part of the facility the show people, including himself, said we can't use that, we can't use that, and now much of the facility is not being used. Mr. Palmbach said we built the facility thinking it would serve the purpose, so now much of the facility is not being used and it would have been better to obviously put buildings along Parkway and he was a little bit concerned that the end user will find out that the stalls really only cost 15 dollars and will walk into the Ranger station and ask to rent the facility for 15 dollars and not go through the promoter and that the promoter has nothing to do with the stalls.

Mrs. Kilianek asked Mr. Palmbach if he was asking for a response to his question, and Mr. Palmbach said if we could not subsidize the boarders because the concern was they were only paying 75 dollars and we were subsidizing them and now we were turning around and saying it's okay to subsidize a for-profit company and we are going to subsidize them and the county is only going to charge them 15 dollars and they charge 30 dollars, so if was not good practice for the county to subsidize boarding, we can't subsidize the use of the stall. Mrs. Kilianek asked if anyone could answer his question or find the answer.

Mr. Lusk said he could respond a little bit and said we now have a fee schedule, but that we had never addressed the equestrian center and that it was apparent that we need to hurry up and address this on the fee schedule and that the county's intent was to

maximize the revenue at the facility and Mr. Lusk said we have some work to do on the fee schedule. Mr. Palmbach said that it was different because it was referendum money and that now we would potentially have problems with non-Brevard people using the facility and they were not part of the millage paying back the facility. Mr. Lusk said he heard what he what saying and he thought we had similar situations almost every other place he has built referendum projects, but that this was a tiny bit different because it's horses and there was probably more for-profit corporations involved than in other facilities and said he does not know when people come in to lease a facility for a wedding or family reunion, where the people are from, but yet it was a facility paid for by your tax dollars. Mr. Lusk said he did not think the referendum had language in it that talked about who was going to use it and those kind of things. Mr. Lusk then said the challenge was going to be the operating dollars for the facilities that millages have gone down.

Mrs. Kilianek asked Mr. Palmbach if he was comfortable with that, and Mr. Palmbach said he did not know what we were going to do, and that he would like for the citizens to just be charged what the county makes, and he did not see why they should have to pay more. Mr. Palmbach said he wanted the board to pay attention to, but they don't have to listen to him, about the higher level policies and procedures for every area of this park, not just the equestrian area, and that he was not just representing the equestrian area.

ADJOURNMENT

Seeing no further business, Ms. Karen Kilianek called for a motion to adjourn. Mr. Ted Whitlock made a **MOTION** to adjourn, Mr. Ed Newell **SECONDED**, **UNANIMOUSLY APPROVED**. Mrs. Kilianek adjourned the March 4, 2009, meeting of the Wickham Park Advisory Committee at 7:40 p.m. Mr. Whitlock requested permission to speak with the staff present, but not in the capacity of a board member. Mr. Whitlock, on behalf of the Vietnam Veterans of Brevard, then presented a small plaque as a token of appreciation to the Parks and Recreation Department staff for their support.