



**CITY OF NEW SMYRNA BEACH
SPORTS COMPLEX TASK FORCE MEETING
WEDNESDAY, JANUARY 4th, 2012 – 6:00 P.M.
CITY COMMISSION CHAMBERS, 210 SAMS AVENUE
NEW SMYRNA BEACH, FLORIDA**

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF MINUTES – December 21, 2011
- D. MARKETING DISCUSSION- By Matt Musgrove/Sports Complex Manager
- E. PUBLIC PARTICIPATION
- F. NEW BUSINESS
- G. ADJOURNMENT

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 424-2112, prior to the meeting.

Rise of the Phoenix

The concept of the New Smyrna Beach Sports Complex (NSBSC) is to create a vibrant epicenter of athletics without creating a negative financial impact on participants or city government.

Over the long term, a self-sustaining athletic complex will rise as events become frequent, involvement from local businesses and families increases and avenues of cost savings are recognized.

Status Quo?

Impossible to Survive

The survival of the NSBSC depends on a departure from the status quo.

- The playing surfaces and common areas are maintained at an average quality level due to a lack of resources. Some facilities are nearly unusable and some are approaching condemned status due to deterioration over time.
- Currently, local businesses are not invested, and the youth leagues have become under-marketed sports organizations not accountable for use of the facility.
- Wide-spread community interest in youth sports competition has faded.
- There are very few outside events brought into the NSBSC which minimizes revenue potential.
- There are virtually no events created by the NSBSC which would generate even more revenue for the facility than a rental event.
- City resources are spread thin and support for the very existence of the NSBSC has come into question in the recent past.

What will it take to conquer these challenges?

Grounds and facilities have to be brought up to “HIGH PERFORMANCE” standards.

- This includes:
- Enhanced curb appeal
 - Manicured common areas
 - Perfectly maintained structures
 - “Field of Dreams” quality playing surfaces.

Local businesses must be integrated at the NSBSC to generate interest and revenue that will directly fund the facility usage of New Smyrna Beach youth sports leagues.

Local youth sports organizations must become galvanized and work together to promote athletics as a whole within the community. Unite under a single umbrella and use this combined marketing strength to increase participation in all sports.

NSBSC must become an active leader in Florida’s youth and high school athletics community. Not only should the NSBSC service New Smyrna Beach families and businesses, but it should become a destination for regional, state and national tournaments in:

- Youth travel baseball and softball
- Men's and co-ed softball
- Girls and boys soccer
- Track and Field
- Football
- Lacrosse

New Smyrna Beach Sports Complex

The Ultimate Vision ...

Providing our community with:

- First-class, well-maintained and managed athletic facilities.
- A family-oriented environment featuring youth, high school and adult sporting events.
- Vibrant, popular youth sports leagues that are a magnet for the young people of New Smyrna Beach.
- An avenue for local businesses to grow their enterprise through financial support of youth sports programs. This support also provides increased exposure and positive community relations to local consumers while simultaneously raising their business' profile to visitors.
- A versatile complex which creates unique programming and entertainment events designed to enhance the quality of life in New Smyrna Beach.

Year One

Establishing the Facility Standards

- 1- Get the fields on the fast-track to perfection by outsourcing chemicals. Eliminate all weeds, enhance grass playing surfaces, free up staff to focus on marketing and perfecting the presentation of the grounds.
- 2- All nets, green-screens and black screens must be in good condition or be repaired/replaced.
- 3- All scoreboards repainted, all bulbs working, all scoreboards and controllers operational, all PA systems operational, padding and field accessories (including bullpens, locker rooms, bleachers, fencing) all kept in new or like-new condition.
- 4- Maximize aging irrigation system by installing variable-speed pump.
- 5- Maximize effectiveness of small NSBSC staff by outsourcing maintenance of common areas – must get our curb appeal at highest level. Addition of flowers, ground cover, well-maintained signage and manicured trees and shrubs will become a basic standard.
- 6- All buildings kept clean and clutter-free. All lights, bathrooms, concession areas, spectator viewing areas, storage areas, garage area and equipment kept in game-ready condition as a minimum standard.
- 7- Entire park is re-keyed with the overall City masterkey kept operational. This eliminates “loose keys” floating around and is critical in regaining control of the lighting system and field usage. Reducing usage of lights and managing their energy consumption is critical in maximizing energy savings for the NSBSC.

Year One

Establishing the Facility Standards

8- All events (including all practices, games, tournaments, rentals, events for all sports or all city activities) must be included on the master RecPro calendar of usage to be used as the central information hub for all events at the NSBSC. This quantifies usage and establishes accountability for all fees.

9- All youth sports leagues (including: PAL athletics; PnR baseball, softball, flag football; travel baseball; travel softball; Parks and Rec men's softball; SEV soccer, Pop Warner football and cheerleading) will be promoted centrally within the NSBAA Web site located with the NSB City Web site. This site will serve as a central hub of information about the leagues, provide consolidated databases for enhanced marketability and assist each sport in organizing themselves to provide a polished presentation for the families of NSB.

**HIGH PERFORMANCE
IS THE MINIMUM STANDARD.**

1 SPORTS COMPLEX TASK FORCE BOARD
2 MINUTES
3 DECEMBER 21, 2011
4

5 The Sports Complex Task Force Board held a regular meeting on Wednesday, December 21,
6 2011 at the City Commission Chambers, 210 Sams Avenue, New Smyrna Beach, Florida.
7 Chairman Sid Peterson called the meeting to order at 6:00 p.m.
8

9 ROLL CALL

10 The following members answered to roll call:

11 Sid Peterson
12 Lionel Long
13 Mark Pernell
14 Alan Weaver
15 Kenny Kane
16 James Haynes
17
18
19

20 Robert Wall and Max Dugas were absent. City Manager Pam Brangaccio; Assistant City
21 Manager Khalid Resheidat; Parks & Recreation (P&R) Director Liz Yancey; Parks Coordinator
22 Tom Robert; Sports Complex Manager Matt Musgrove; Athletic Coordinator A.T. Marucci;
23 and Recording Secretary Tammy Dickerson and a members of the public.
24

25 APPROVAL OF MINUTES

26
27 **Mark Pernell made a motion to approve the minutes of the regular meeting held November**
28 **30, 2011, seconded by Lionel Long. Motion passed unanimously, 6-0.**
29

30 Mr. Resheidat introduced Danny Sheldon to the Board and stated he was here to discuss the
31 lighting out at the Sports Complex.
32

33 PRESENTATION BY DANNY SHELDON- Musco Lighting Northern Florida Sales
34 Representative- to discuss lighting at the Sports Complex.
35

36 He stated that Ms. Yancey has asked him over the years to provide information on how the city
37 can save money on the lighting out at the Sports Complex. He stated that the lighting was
38 installed in the late 90's at the Sports Complex. He stated that since then Musco Lighting has
39 developed newer and more efficient technology. He stated that we are currently looking at
40 numerous facilities around the country where its cost efficient to go in and retrofit our new
41 equipment in exchange for the old equipment there is typically a pay back and it's a matter of
42 how many hours the facility is being used. He stated that there is some significant savings that
43 could be had in this type of facility based on kilowatt savings, the aging of the equipment and
44 maintenance expenditure. He stated that it's definitely worth analyzing the facility. He stated
45 that we did this for the facility and a 25 year old initial savings showed \$700,000 in today's
46 dollars. He stated that this facility doesn't have an energy management system on it from a
47 controlled stand point. He stated that we have a lot of data from other cities showing a
48 significant savings by them managing when the lights come on and off. He stated that currently

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1 the Sports Complex has 560 fixtures and 6 poles and we would reduce that to 408 fixtures. He
2 stated that it would be approximately \$800,000 to do that.

3
4 Mr. Weaver asked Mr. Sheldon when he is talking about the savings is he figuring in the cost to
5 do this. He asked where the savings is if the city has to spend \$800,000 plus labor.

6
7 Mr. Sheldon stated that the \$700,000 over 25 years is the savings if you use the current
8 equipment instead of changing out to the Musco lighting. He stated that the light levels will
9 remain the same for the 25 years. He stated there is no guarantee on the lighting that is there
10 now.

11
12 Mr. Musgrove asked how going from 560 to 408 fixtures will enhance light level.

13
14 Mr. Sheldon stated that it's a totally different product that's more efficient.

15
16 Mr. Musgrove asked if for some reason a light goes out with the amount of lighting being
17 reduced could it be more significant.

18
19 Mr. Sheldon stated that it could be but we are managing the system and we will know when it
20 goes out. He stated that we send an email to the maintenance person for the City of New Smyrna
21 Beach and have them check the fuse. He stated that if it's not a fuse and its impacting playability
22 we will have a local contractor repair it typically in 24 to 48 hours. He stated that if it's not then
23 we will have one of our technicians fix it typically within 2 to 3 weeks.

24
25 Mr. Resheidat asked what the benefit cost analysis is. He stated that the cost is around \$850,000
26 and the city will have to wait 25 years to benefit from that. He stated that from a benefit cost
27 analysis that doesn't look good. He asked if there was anything the city could do to make it
28 more efficient without replacing the light fixtures.

29
30 Mr. Sheldon stated that as far as the cost analysis he would like to look at the actual hours of
31 usage and this data is a couple of years old. He stated that when he looked at the hours used in
32 this size facility they seem low and he would like to explore that and put a definite number on
33 that. He stated that another way of saving some money out at the Sports Complex is the energy
34 management system. He stated that if the energy management system is used correctly the city
35 could save 10 to 20 percent in energy costs.

36
37 Mr. Resheidat asked what the cost is for the energy management system.

38
39 Mr. Sheldon stated that it would depend on how many electrical services are out there. He stated
40 that he could get the city a quote on that.

41
42 Mr. Robert asked if there was any value to anything that would be removed.

43
44 Mr. Sheldon stated that there is not a lot of value to it.

45

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1 Ms. Yancey asked if when the city re-lamps a field or a section of fields should we change the
2 equipment to lower our costs.

3
4 Mr. Sheldon stated that it is possible to retro fit by field. He stated that it may make sense to
5 retro fit the fields used the most.

6
7 Mr. Musgrove asked when was the football stadium was re-lamped.

8
9 Mr. Robert stated that it was 8 years ago but the stadium uses the least amount of hours of all the
10 fields.

11
12 Mr. Musgrove stated that he was concerned about the track lighting. He stated that we will want
13 a really bright track and wonder if we need to look at that.

14
15 Mr. Robert stated that Musco Lighting could tell us if the lights aren't bright enough.

16
17 Mr. Sheldon stated that when we did the lighting there we aimed one fixture towards the track
18 He stated that we can add fixtures to an existing pole if more light is needed but building codes
19 might make it difficult to add to an existing pole.

20
21 Mr. Musgrove stated that the lights need to be checked out on the track because it appears to be a
22 little dark.

23
24 Mr. Sheldon stated that there probably needs to be some re-lamping out there at this point.

25
26 Chairman Peterson asked what the \$174,000 for group re-lamping is for on the 25 year cost
27 comparison.

28
29 Mr. Sheldon stated that is for how many times the city would have to re-lamp the facility to
30 maintain the light level over the 25 years.

31
32 Chairman Peterson asked how many times has the city re-lamped in the last 10 years.

33
34 Ms. Yancey stated that we re-lamped the football and softball field.

35
36 Chairman Peterson asked how much it cost to re-lamp those fields.

37
38 Mr. Robert stated that the softball field was \$13,000.

39
40 Ms. Yancey stated that the football field was done during construction.

41
42 Mr. Resheidat stated that it was approximately \$25,000 to \$30,000.

43
44 Chairman Peterson asked Mr. Sheldon how did they come up with the \$174,000.

45

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1 Mr. Sheldon stated that we are guaranteeing for 25 years that the light levels won't drop. He
2 stated that in order to maintain the light levels you have to have maintenance frequency. He
3 stated that the frequency would have to be every 1200 hundred hours to compare the light levels.
4

5 Chairman Peterson stated that maybe the city needs to determine what the city's light levels are
6 now. He asked what the lamp maintenance was for if it's included in the group re-lamping.
7

8 Mr. Sheldon stated that is spot re-lamping and that's a low number.
9

10 Chairman Peterson asked what the energy control is for.
11

12 Mr. Sheldon stated that is the controlling system for turning the lights on and off at the right
13 times.
14

15 Chairman Peterson asked if the figure of \$135,000 is that the estimate for each electrical service
16 at \$7,500.
17

18 Mr. Sheldon stated that the \$135,000 is our estimate of what the city would save in a 25 year
19 period by manning your system correctly.
20

21 Chairman Peterson asked can the city go to this energy management system to manage the
22 system correctly.
23

24 Mr. Sheldon stated that the city could do that and that's a cost effective way to get a handle on
25 what's going on at your facility.
26

27 Mr. Kane asked Mr. Sheldon when they know more about what it would cost for the energy
28 management system would they also be able to estimate what the savings might be.
29

30 Mr. Sheldon stated that we could project by comparing it to the City of Jacksonville. He stated
31 that it's hard to put a cost on the system it depends on how the system is utilized by the city.
32

33 Mr. Weaver asked what the \$135,000 for energy control is used for.
34

35 Mr. Sheldon stated that we are making an assumption that over a 25 year period by using the
36 controlling system that this is how much money the city will save in electrical expenses.
37

38 Mr. Weaver stated that is also built in to the cost if we don't do anything.
39

40 Chairman Peterson stated that is correct you wouldn't have the expense if you didn't put the
41 system in.
42

43 Mr. Kane stated that the city would have the expense because they would still need to pay that in
44 power.
45

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1 Chairman Peterson stated that we need to figure out how spending money on this system will
2 save the city money in energy costs. He stated that he didn't think that we should assume that
3 energy cost will be the same in 25 years from now. He stated that Musco Lighting should build
4 in a 40 percent increase in energy costs over 25 years.

5
6 Mr. Sheldon stated that we don't want to overinflate the energy costs.

7
8 Mr. Weaver asked if there are any available energy grants that they city can apply for.

9
10 Mr. Sheldon stated that there were a couple of years ago.

11
12 Ms. Brangaccio stated that the city paid a consultant to apply for the grant. She stated that
13 Deland was funded and the city was not.

14
15 Mr. Sheldon stated that there isn't one out there right now that we know of.

16
17 Chairman Peterson stated that if the lighting is low maybe we need to get a price on re-lamping.

18
19 Mr. Sheldon stated that what he thinks the Board is looking for is to narrow down the hours of
20 usage, get some light tests done on existing lighting, get a survey done on existing electrical
21 system and a cost estimate for the energy management system.

22
23 Mr. Pernell asked if Musco Lighting was in charge of the on and off switch for the energy
24 management system.

25
26 Mr. Sheldon stated that it's a wireless system. He stated that its run with pin numbers and the
27 pin number can dictate what each person can do that you issue the pin numbers to. He stated that
28 Musco Lighting does manage the turning the lights off and on but the city can override it.

29
30 Mr. Pernell stated that he was concerned about the high demand.

31
32 Mr. Sheldon stated that some of our customers manage their schedules around the peak and off
33 peak demands.

34
35 Chairman Peterson asked if the energy controls taking in consideration those cost.

36
37 Mr. Sheldon stated that as far as demands that was estimated in the kilowatts per hour (kwh)
38 which was twenty cents and that's a round number and probably low. He stated that typically we
39 see straight kwh anywhere from seven to twelve cents.

40
41 Mr. Weaver asked if the company tries to cycle the lights so the city isn't hit with the demand
42 charges.

43
44 Mr. Sheldon stated that the city would have to work with the power provider to work through
45 that.

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1 Mr. Pernell asked if the cost includes Musco Lighting working with the power provider.

2
3 Mr. Sheldon stated that they would work with the power provider to figure that all out. He stated
4 that if anyone had any questions at anytime to just give him a call.

5
6 The Board thanked him for his time.

7
8 Mr. Resheidat introduced Matt Wilson to the Board.

9
10 PRESENTATION BY MATT WILSON- Nidy Sports Construction- to discuss track
11 resurfacing

12
13 Matt Wilson stated that he was here to see what the city was interested in having. He asked if it
14 was going to be a high performance track that the high schools compete on.

15
16 Mr. Musgrove stated that he has talked to the New Smyrna Beach (NSB) High School athletic
17 director and sanctioning bodies in the State of Florida and there is a need for lighted tracks. He
18 stated that if we have a quality track that's lighted we can get some events. He stated that the
19 NSB High School would use the track for all of their meets and they would help us bring in
20 regional and state meets. He stated that there could be community usage such as walk-a-thons.
21 He stated that as a business plan standpoint he would like to see this happen soon. He stated that
22 he thought this could be a niche market for the city. He stated that we need a good quality
23 performing track that can withstand a lot of steps. He asked what type of maintenance will be
24 required.

25
26 Mr. Wilson stated that taking a look at the track there is a lot of wear on the straight away out
27 there almost down to the asphalt. He stated that the problem with layering on top of that to get it
28 to the performance level there might be a problem with blistering. He stated that the city could
29 remove the existing track and start from scratch again.

30
31 Mr. Musgrove asked Mr. Wilson to take the Board through the process of starting from scratch,
32 the timeline and then the maintenance process.

33
34 Mr. Wilson stated that first the rubber surface is removed, and then we recommend an inch
35 overlay over the asphalt and then put the new rubber down. He stated that after the process is
36 completed the maintenance is every 5 to 7 years.

37
38 Mr. Musgrove asked if he had seen where the maintenance process would need to happen before
39 5 years.

40
41 Mr. Wilson stated that 5 years is a pretty good estimate in Florida.

42
43 Mr. Musgrove asked if there was a significant reduction in heat by going with the red or tri-
44 color.

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1 Mr. Wilson stated that it would be 10 to 20 degrees cooler but it probably won't make up for the
2 difference you will pay for the color.

3
4 Mr. Musgrove asked if it will need to be repainted in the 5 year period.

5
6 Mr. Wilson stated that it wouldn't be necessary.

7
8 Chairman Peterson asked if there would be any maintenance required in the 5 years.

9
10 Mr. Wilson stated that lawnmowers can tear up the tracks and there are crossover mats for the
11 football players to crossover because the cleats tear it up. He stated that the best idea is to keep
12 people off of it. He stated that otherwise no maintenance is needed except to keep it clean. He
13 stated that the city could just do a top coat which would create a black track which would look
14 flat but the rubber coverage won't be there and the performance would not be as good.

15
16 Mr. Pernell asked if the city tries to hold an event will they come out and inspect your track to
17 see if it meets all of the standards.

18
19 Mr. Wilson stated that a regulation track is basically regulated on the lines.

20
21 Chairman Peterson asked if there is a blister on the track is it repairable.

22
23 Mr. Wilson stated that it is repairable it is cut out and patched in.

24
25 Mr. Weaver asked for an estimate on cost of repairing the track.

26
27 Mr. Wilson stated that it would be around \$40,000 to \$45,000 to put a couple of layers of rubber
28 and spray in between and then top coat spray it.

29
30 Chairman Peterson asked if we are planning on getting cost estimate for this.

31
32 Mr. Resheidat stated that the city plans to do that.

33
34 The Board thanked Mr. Wilson for his time.

35
36 Chairman Peterson stated that in the beginning the track was used a lot from the high school and
37 then it just stopped. He stated that it all depends on the track coach at the high school.

38
39 Mr. Kane stated that they have a track at the high school.

40
41 Chairman Peterson stated that the city can't expect the high school to fund the track the city
42 needs to go after the Amateur Athletic Union (AAU).

43
44 Mr. Musgrove stated that in his meetings with Robert Wall the athletic director at the NSB high
45 school he was very interested in using the track for meets.

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1 Chairman Peterson stated that the city needs to be cautionary because they come and go at the
2 high school. He stated that sometimes there are coaches that want to encourage participation and
3 then there are others that don't.

4
5 Mr. Musgrove stated that it sounds like the AAU would need to be the core of the track business
6 and the high school would be an added bonus.

7
8 PUBLIC PARTICIPATION

9
10 Ms. Brangaccio thanked the Board again for their hard work and productivity.

11
12 NEW BUSINESS

13
14 Mr. Resheidat stated that the Board at their last meeting had made a recommendation regarding
15 the football stadium bleachers to go before the City Commission at their January 10, 2012
16 meeting.

17
18 Chairman Peterson stated that the Board assumed that staff was doing that.

19
20 Mr. Resheidat stated that he would get it on the agenda.

21
22 Ms. Brangaccio asked if that was to just get the bid specs done and a real cost estimate.

23
24 Chairman Peterson stated that the Board wanted to bring everyone up to speed on what the city is
25 looking at with the football stadium. He stated that it's the same situation the city was looking at
26 14 years ago.

27
28 Ms. Brangaccio stated that she thinks the City Commission wants to see the long range plan.
29 She stated that her concern is that the Board needs to make sure this is the priority and that the
30 city is in the business and staying in the business.

31
32 Chairman Peterson stated that the Board has decided that the football stadium is a priority at the
33 Sports Complex.

34
35 Ms. Brangaccio stated that she thinks the City Commission is looking to see the total view in
36 March or April. She stated that the city might have to do a revenue bond issue to get these items
37 started.

38
39 Chairman Peterson asked if the Board should wait and take the total package to the City
40 Commission. He stated that the Board thought the City Commission should start looking at the
41 issues at the football stadium because experts are saying one year before there will be problems
42 with the stadium.

43
44 Ms. Brangaccio stated that she will be asking for assistance from the School Board and Volusia
45 County but they will ask what the long range plan is.

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1 Mr. Resheidat stated that staff will prepare all the specs needed to go out for bid on the stadium
2 and we will put it in the budget for next year hopefully. He stated that Mr. Musgrove is working
3 on a business plan. He stated that when the Board presents their report to the City Commission
4 in April hopefully it will include the business plan.

5
6 Chairman Peterson stated that was the goal to work on the expense side first and then the
7 revenue side. He stated that the Board thought the City Commission should be aware there is a
8 problem at the football stadium and at least authorize to put out to bid what's necessary for short
9 and long term.

10
11 Mr. Resheidat stated that the funding still needs to be available.

12
13 Ms. Brangaccio stated that the funds need to be available if the city is putting something out to
14 bid. She stated that is why the 5 year capital improvement plan is so important. She stated that
15 if that's the priority rather than the upgrade on the lights which we all want to do also. She
16 stated that maybe the city submits all of it for an ECHO grant.

17
18 Mr. Pernell stated that the reason the Board thought the stadium was an immediate issue was
19 because the city's building official and someone in the steel industry said the stadium doesn't
20 have that long.

21
22 Ms. Brangaccio stated that the city doesn't have the money to pull out of reserves for this and we
23 can't put it out to bid without the funding. She stated that we need to make sure this is the
24 priority over any other capital improvements.

25
26 Chairman Peterson asked if the city couldn't put it out to bid unless there are funds to build it.

27
28 Ms. Brangaccio stated that the city could not.

29
30 Chairman Peterson asked how the city could get a cost estimate.

31
32 Ms. Brangaccio stated that the city can get cost estimates from structural engineers.

33
34 Mr. Resheidat stated that he would get a couple of cost estimates.

35
36 Chairman Peterson stated that the Board needs to look at expenses and see what's needed and
37 then look at marketing, and present and future revenue. He stated that we can then look at the
38 prices after we get them for these projects.

39
40 Mr. Resheidat stated that then the Board needs to work on the Capital Improvement Plan with a
41 priority list and the costs.

42
43 Mr. Kane asked what the grant time line was.

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1 Ms. Brangaccio stated that it would be December 2012 but we have to get City Commission
2 approval for matching dollars and staff would do that in October 2012 and the budget isn't
3 approved until the last week in September 2012.

4
5 Chairman Peterson stated that he thinks the Board is on the right track.

6
7 Ms. Brangaccio stated the Board could go before the City Commission at their January 10, 2012
8 meeting if they wanted to.

9
10 Mr. Resheidat stated that staff will put them on the agenda and the Board could give an update to
11 the City Commission.

12
13 ADJOURNMENT

14
15 With there being no further business, the meeting was adjourned at 7:49p.m.