

**MINUTES  
BAY OAKS RECREATIONAL CAMPUS  
ADVISORY BOARD (BORCAB)**

Town Hall  
2525 Estero Blvd.  
Fort Myers Beach, FL 33931

Thursday, June 18, 2020

**I. CALL TO ORDER**

The meeting was called to order at 9:04 a.m. by Chair Simpson.

Members present: Becky Bodnar, Barbara Hill, Janna Holmes, Lee Melsek and Betty Simpson.

Excused: Karen Woodson

Staff: Recreation Campus Manager Sarah Mayher, Public Works Director Chelsea O'Riley and Town Manager Roger Hernstadt.

Manager Mayher revealed that Rae Sprole was no longer a BORCAB Member and the position had been listed.

**II. PUBLIC COMMENT** – no public comment.

**III. APPROVAL OF MINUTES** – June 2, 2020

**MOTION:** BORCAB Member Holmes moved to approve the minutes; second by BORCAB Member Melsek.

**VOTE:** Motion passed unanimously.

**IV. ITEMS FOR DISCUSSION** - Bay Oaks Redevelopment

Manager Mayher distributed talking points created by BORCAB Member Bodnar. Director O'Riley noted the school board was discussing how to turn the land over to the Town. She remarked that they were scheduling a kick-off meeting for the 30% design in July. BORCAB Member Hill discussed support by Town Council and the community. Director O'Riley confirmed that Social Media & Communications Coordinator Jennifer Dexter would be involved with the kick-off meeting.

Paul Benvie, DRMP Project Manager, identified parcel boundaries on a map. He described ways the two ball fields could safely co-exist. Town Manager Hernstadt explained that they had to make decisions and move on. BORCAB Member Melsek reminded members that two years ago they initially approved knocking down the gym and replacing it with a community and recreation center. Town Manager Hernstadt discussed how delaying decisions would affect the timeline and funding.

Discussion was held regarding their previous consensus to construct a building with parking underneath on Estero Blvd. Mr. Benvie noted that the proposed building did not have parking underneath, but other buildings did. BORCAB Member Melsek brought up a potential bottleneck situation on Estero Blvd. if parking was permitted under the building. Mr. Benvie commented that

the illustration he displayed with vehicle and pedestrian access, but no parking underneath was the least offensive and made the most sense.

**MOTION:** BORCAB Member Hill moved that they accept the plan as presented for the Estero Blvd. access that it be a one-way street going in and it includes the three-story welcome center with no parking underneath; second by BORCAB Member Holmes.

**VOTE:** Motion passed, 3-2 with BORCAB Members Melsek and Bodnar dissenting.

Discussion was held regarding using Gulf Beach Road as an access point.

**MOTION:** BORCAB Member Holmes moved to include Gulf Beach Road as a two-way access into Bay Oaks Recreation Center; second by BORCAB Member Hill.

**VOTE:** Motion passed unanimously.

Discussion was held concerning the fitness trail.

**MOTION:** BORCAB Member Bodnar moved to include a fitness trail with work out stations and disc golf; second by BORCAB Member Holmes.

**VOTE:** Motion passed unanimously.

Director O'Riley commented that they would have to determine which building would encompass specific programs at a future meeting. Discussion was held regarding demolishing the gym. Mr. Benvie revealed that the building would have to be removed or remain the same because the concrete slab was cracked.

**MOTION:** BORCAB Member Holmes moved to leave the plan as it is and demolish the old gym including the concrete slab; second by BORCAB Member Hill.

**VOTE:** Motion passed unanimously.

Director O'Riley questioned whether they wanted to leave the ball fields as they were or reposition them to prevent sharing an outfield. Discussion was held concerning parking and programming. Mr. Benvie displayed another illustration of a layout, which generated further discussion.

**MOTION:** BORCAB Member Hill moved to approve the revised, updated field configurations so that the two fields no longer overlap; second by BORCAB Member Holmes.

**VOTE:** Motion passed unanimously.

Director O'Riley noted they had to determine programming needs before their next meeting. She stressed that any changes made to the plan would have to be approved by the school board.

**MOTION:** BORCAB Member Bodnar moved to approve the amphitheater placement in relation to the ball field as planned; second by BORCAB Member Holmes.

**VOTE:** Motion passed unanimously.

Discussion was held regarding naming buildings. Consensus was reached on the general favorability of the plan. Discussion was held concerning an observation tower and access to the bay through the mangroves.

Director O'Riley indicated that some items could be determined in the future. Discussion was held regarding adding an observation tower to one or more of the proposed buildings. Director O'Riley will provide a worksheet with dimensions and details so members could determine programming before the kick-off meeting. She discussed grant opportunities.

V. PUBLIC COMMENT – no public comment.

VI. BOARD MEMBER ITEMS

BORCAB Members thanked Director O'Riley, Mr. Benvie, Manager Mayher and Director Giesen for their hard work.

BORCAB Member Melsek suggested that they continue to think of names for the buildings. He noted it would be a good idea to build a relationship with the historical society. He reviewed the history of the Bay Oaks property.

VII. FUTURE MEETING DATE – July 7, 2020

VIII. ADJOURNMENT

MOTION: BORCAB Member Bodnar moved to adjourn the meeting; second by BORCAB Member Hill.

VOTE: Motion passed unanimously.

The meeting was adjourned at 11:50 p.m.

Adopted 7.7.20 with/without changes. Motion by Janna Holmes  
(DATE)

Vote: Barbara Hill Signature: [Signature]

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