

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Dec 22, 2011**

The Architectural Review Board met in regular session on Thurs, Dec 22, 2011 at 7:35 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Chairman Pro Tem

Absent: Mr. Ivo Tombazzi
Mrs. Mary Ann Wervey
Mr. Carmen Miozzi
Ms. Deborah Garbo Secretary

Also Present: Mr. John Marrelli Building Commissioner

CONSIDERATION OF MEETING MINUTES: **Nov 10, 2011**
Consideration of minutes postponed to next meeting date.

PROPOSAL

1. **Wildcat Park** Mayfield High School
Stadium & Athletic Area Renovations 6116 Wilson Mills Rd.
TDA Architecture

OPEN PORTION

Chairman Dinardo called the discussion workshop meeting to order. We don't have a quorum tonight. We'll treat tonight as a workshop and schedule a Special Meeting to vote on Wed, Jan 4th at 7:30 p.m.

Jeff Henderson, TDA Architecture said I'd like to read a general statement e-mail into the minutes specifically about the District & Wildcat Park from Scott Snyder who is Mayfield School's Treasurer and our Chair of the Building Committee Core Group:

"The District and Wildcat Community Foundation have a specific amount of money available to fund the first phase. Any substantive changes that are not required for the betterment of the public safety will have an impact on the overall scope of the project. Further what is being presented fits the budget scope, and is attentive all parties (the District & the Wildcat Foundation) that this project be phased if necessary.

The Wildcat Community Foundation and specifically the Wildcat Park Project have been developed and disseminated with the express approval by the District, therefore any congruencies between the electronic and/or print material, marketing materials and the final construction drawings were understood at the onset of the marketing campaign were intended to be depictions or illustrations only and have been disclaimed where appropriate. Specifically with respect to colors, layouts, etc the District maintained exclusive design and development rights with respect to the suggestion of the reds and tans that was brought up in the last meeting, it's our hope that the colors included in the current drawings consistent with the High School Facility and Athletic addition palate remain the same as presented."

Jeff Henderson said I'd like to start our discussion with the issues from the last meeting:

1. New Hydrant

Lt. Girbino requested an additional hydrant. We're going to put a new hydrant located next to the concession stand. We're going to feed it from the new water line, not the line off of Lander. The line will come across what's the Tennis Court area now. That'll be both our feed for the new water for the facility and the hydrant. If the Fire Dept has any problem with the location after they review the drawings, we'll make the adjustments.

2. Four New Light Poles

- a) Musco Light Fixture.
- b) Cut-Off Fixtures.
- c) Two poles @ 90' and two @ 110' to better direct light down. Each lamp is 1500 watts each.
- d) Banks of 150 watt metal halide.
- e) They're getting 50 foot candles at 3' above playing surface on the field itself.
- f) Lander west property line FC is @ 0' foot candle.
- g) FC's @ east tree line is 3 FC, at property line 0' FC.
- h) Poles are black baked enamel.

3. Home Bleachers

- a) Same number of seats; 2500. Middle section will be chairs/seats that they can lease out. Bleachers are 50' wider than what current ones are. We'll have seat number for ticket sales for the year, i.e. Season Ticket.
- b) Green color primarily, powder coat finish.

4. New Press Box

- a) Gray siding.
- b) Two-level (12' wide).

5. New Sound System

- a) Speakers located on lower section of poles, two on each pole, up around 47'.

Chairman Dinardo asked about the current sound system. I wonder about the impact we'll have with a brand new system. I'm sure it'll be slightly louder. I wonder how people will be affected. How tall are the poles? Jeff thinks 80' or 85'. Chairman inquires on the height of the poles along 271, just curious.

Mr. Klein said a facility was built in Collinwood a couple years ago, their poles are 80'-85'. We sent equipment there (I rent equipment for a living) for the guys changing the lights and it was \$1200 for the day. It's not something you do all the time, but if there's a problem, to get up there at 110' in the air, it's cost prohibited. I was surprised to hear 110' light poles here on the field because they're always in the 80's - 90's.

Chairman Dinardo said there're High School rules that you have to maintain a certain foot level candle.

John Folkman, Director of Business Services, Mayfield Schools said that depends on who is televising your games. That's what dictates it. The big time want a lot more foot candles.

Jeff Henderson said I think the 100 foot candle things are more the professional situations. I've actually heard that for high definition filming, they want lower levels of lighting. I think in terms of a High School standard, 50 foot candle is the standard for levels of light.

Chairman said Josh brought up a good point. If one lamp goes out, you're going to spend a lot of money to rent a lift.

John Folkman asked about a Musco warranty for in between failures.

Jeff Henderson replied that's probably available.

Chairman Dinardo said just looking out for the tax payers.

Mr. Marrelli made note that he doesn't believe we've changed any lights at the pool on the towers yet.

Jeff Henderson continues with items of discussion:

6. Fire Dept Access

- a) We're providing a 12' wide gate that'll get them into the field with an emergency vehicle.

7. Color Palate

- a) The District really is adamant about keeping it gray to be consistent with the new Athletic Addition on the back of the High School.

8. Phase II

- a) The intent is to build the 2nd Phase. That comes down to the fundraising efforts that are going on now in terms of when that happens.

Mr. Marrelli asked if they'll leave an opening for them to put the new buildings up.

Jeff said we'll fence right along that same profile and connect up with the rest of the fence. John Folkman added they have to or they can't control tickets. Mr. Marrelli agreed you can't leave it open. What type of fence will it be? Jeff said it'll be the chain linked in that location and that'll eventually come down.

Jeff said right now we show lawn area behind, but when Phase II gets built, it'll be paved.

Mr. Marrelli asked, no idea how soon for Phase II? John Folkman replied contingent on funds. It's an ongoing process.

Mr. Marrelli said here's my concern. The day of your grand opening to let people into the new field, it's going to have concession stands on one side, not the other, new bleachers on the home side, nothing on the other side. Everything's going to be really nice on the home side and the away side's going 'to be continued'. Are you going to keep trying to patch up those Visitor bleachers?

Jeff said again, the intent of the future phase is to replace those. Yes, they will continue to spend 'x' number of dollars a year fixing those and will continue to such a point that they can replace them. For continuation of the next phases, I think the intent of the District would be to address all the safety issues as first priority. If it had to go that way, I would say those bleachers are the first piece and the rest of the concession area would follow. John Folkman said health & safety always is going to trump, too much liability otherwise.

9. Canopy's over Ticket Area

- a) We've changed it to a single cover and brought it out another foot, so it's 4' deep and the whole way across in both the ticket booth and concession stand locations.

Jeff Henderson concludes with items of concern from Dec 8th ARB meeting.

- **Scoreboard**

Mr. Marrelli asked about the scoreboard.

Jeff Henderson said they're re-locating the existing scoreboard. We're moving it from the north end to south end. Right now Pepsi has a contract with it.

John Folkman said when contract gets renewed with either Pepsi or Coke, there'll be an opportunity to change that.

- **Colors**

Chairman Dinardo said the School Board is adamant about using prison gray and our Board's going to have their own comments on what the color should be.

Jeff Henderson pulls out block samples of canopy's and coping. We may have some control over this. In a public BID we have to specify three. In this situation where we want to match specifically, we may be able to do that, i.e. create a hardship.

Mr. Marrelli asked, they don't want to get into the green Mayfield colors?

Discussion ensued on color options.

Jeff Henderson said one of the drivers is the Athletic Addition that's there. The pool is kind of what drove that whole back thing, the gray & white.

Chairman Dinardo asked Jeff as an Architect, if he's stopped in that parking lot and just stared at that block color on the pool. You can't tell me it doesn't need help. It's so dreary. This Athletic Field to me is a whole separate part of the school.

Mr. Klein sees both sides. I look at it that it's far enough away from the building, you can see it as a separate entity. Could you do something better? Possibly. But I can also see it as it's part of the same school.

Jeff Henderson said you have to realize we can't pick just one color. If you guys want one certain color, we have to pick out two other manufacturers that make something similar and that's not always easy, it's always a struggle.

Chairman Dinardo said the gray is so blah. Red's don't cut it. I was thinking more earth tone colors to mix in. What's the point of the ARB saying "we want this"?

Mr. Marrelli said you make recommendations but they're not mandatory.

John Folkman said our problem from a business standpoint is if we try to get real specific and focus on just one vendor, the two challenging vendors could bring the project to a halt.

Mr. Marrelli would like to see moving towards green into the gray. On another note, don't forget we still have to get you final approval from Planning Commission. I suggest we go to Planning Commission for one more workshop Jan 19th to explain the final and then come back to them Feb 6th for the vote.

Special ARB Vote Meeting scheduled for **Wed, Jan 4th @ 7:30 p.m.**

- TDA to bring in various block samples, i.e. Louisville, Chase, Overfield, etc for review.

There being no further business, the meeting adjourned at 8:37 p.m.

Respectfully Submitted,

*Deborah Garbo
Executive Assistant
Building Department*