

MINUTES
Mary C. Jenkins Community Center Task Force

Tuesday, January 15, 2019, 7:00 PM
City Hall Administrative Conference Room

Members Present: Maurice Jones, Chair, Council Member
Gary Daniel, Vice-Chair, Council Member
Jim Fatland, City Manager
Randy Lytle, Citizen Member
Edith Darity, Citizen Member
Karen Darity, Citizen Member
Nicola Karesh, Citizen Member

Absent: David Lutz, Public Works Director
Susan Threlkel, Citizen Member
Victor Foster, Citizen Member

Staff Present: Michael Pratt, City Attorney
Denise Hodsdon, Executive Assistant

Special Guests: Doug Harris, Harris Architects

Media: None

A. Welcome & Call to Order

Committee Chair Maurice Jones called the meeting to order at 7:02 PM.

B. Invocation

Mr. Pratt offered an invocation.

C. Certification of Quorum

Quorum was certified by Executive Assistant Denise Hodsdon.

D. Approval of Agenda

Motion by Mr. Lytle, seconded by Ms. Karesh to approve the agenda as presented. The motion carried unanimously.

E. Approval of Minutes from November 20, 2018 Meeting

Motion by Mr. Fatland, seconded by Mr. Daniel to approve the minutes of the November 20, 2018 meeting as presented. Motion carried unanimously.

F. Continued Discussion of Donation of Mary C. Jenkins Community Center Property to City of Brevard

City Attorney Michael Pratt reported that Jacob Dinkins has signed the quitclaim deed for the Harris overlap parcel and Mr. Pratt will get it recorded at the Registry of Deeds. Once that is done, all three documents will be recorded and he can proceed with the condemnation action against the unknown Mills family heirs. He hopes to file that next week and once it is filed, we will be the owner of the property. The court will require that we tender a certain amount of funds in the event that any unknown heirs come forward. He noted that we have an appraisal that indicates the property has zero value, but he suggests that the City post \$500.

He explained that we will also need an updated survey showing no overlaps and then we should be able to get title insurance. As soon as we have good title, Mr. Pratt will prepare a deed from the Trustees to the City of Brevard. Mr. Harris said he has been waiting to initiate the soil analysis until we have clear title, and Mr. Pratt advised that he should be able to go ahead with that once the condemnation has been filed.

G. Continued Discussion of Preliminary Design

Mr. Fatland noted that we made some good headway at the last meeting regarding the preliminary design and there was a subsequent meeting of MCJCC Trustees where they also discussed the design. He stressed that this Task Force is the clearing house responsible for vetting, accepting and approving plans for the new Center and it is important for whatever is discussed by the Trustees to come to this group so we are aware of everything that is being talked about. It was decided that we will add a line item to the Task Force agenda each month for the Trustees to provide any updates.

Doug Harris presented two floor plan schemes each with two site plan layouts (copies attached as Exhibit A). He explained that the difference in the site plan layouts is the orientation of the building on the site. In every case the building is in the center of the site and the parking is to the right. The first site plan places the building in a direct east-west position which allows for the most solar output. The second option rotates the building about 10 degrees, which works a lot better with the street and sidewalk and still allows for solar output but cuts it by 8 to 15%. Both options maintain green space behind the building and provide for 15 parking spaces with a sidewalk from the parking lot to the front entrance.

Mr. Fatland noted that the previous building had the curved driveway that allowed people to drop off and pull through. He asked if this plan allowed for a drop off area either in the street or the parking lot. Mr. Harris explained that there will be six to eight

steps from the street to the front entrance so it would have to be in the parking lot. It was pointed out however, that if the parking lot was full, that would make dropping off difficult. Mr. Harris noted that very early on in this process, there was discussion about looking into the possibility of acquiring the three lots to the right of the Center property. Mr. Lytle and Ms. Edith Darity will talk with the owners of two of the properties to inquire about the possibility of acquiring those parcels. Mr. Jones said if we are going to spend money for parking, he would rather consider the Hill lot across the street. Mr. Harris will look at that lot to see how much that might add. He explained that the 15 spaces provided for in the parking lot do not meet the City's requirements. He noted that parking would be allowed on the street but it could not count toward the requirement. He said we will need to finalize an agreement with the Church for shared parking before we apply for a building permit.

Mr. Harris explained that the two floorplans are organized very similarly in that the entrance is on the street side, the community room with stage is in the back and the meeting rooms, storage and dressing rooms, and support space is in the front. Both options include entrances on the side of the building that would allow access to the restrooms if the remainder of the building was locked.

Option #1 is approximately 4400 square feet and is a simple rectangle which includes the kitchen and covered and open terraces in the upper right quadrant oriented toward the green space. This plan does not include anything for an emergency shelter.

Option #2 is approximately 4800 square feet and has the same basic organization but locates the bathrooms on either side of a hallway. It does include some provisions for a shelter, including showers and changing area in each of the bathrooms and a pantry in the kitchen. This option locates the terraces in the back of the building.

During discussion of the two floorplan options, committee members preferred the bathrooms separated by a hallway, but it was decided that we would not include the showers. There was discussion of adding separate bathrooms that could be accessed only from the outside without entering the building at all. It was also suggested that the dressing room area could be enlarged to encompass the adjacent hallway space. Following discussion, Mr. Jones moved and Ms. Karesh seconded to go ahead with a variation of Option #2 minus the showers, reconfigure the dressing room area, and add two restrooms with outside access only. Vote on the motion was unanimous.

H. Set Date for Next Meeting

The next regular meeting will be on Tuesday, February 19, 2019 at 7:00 PM at City Hall.

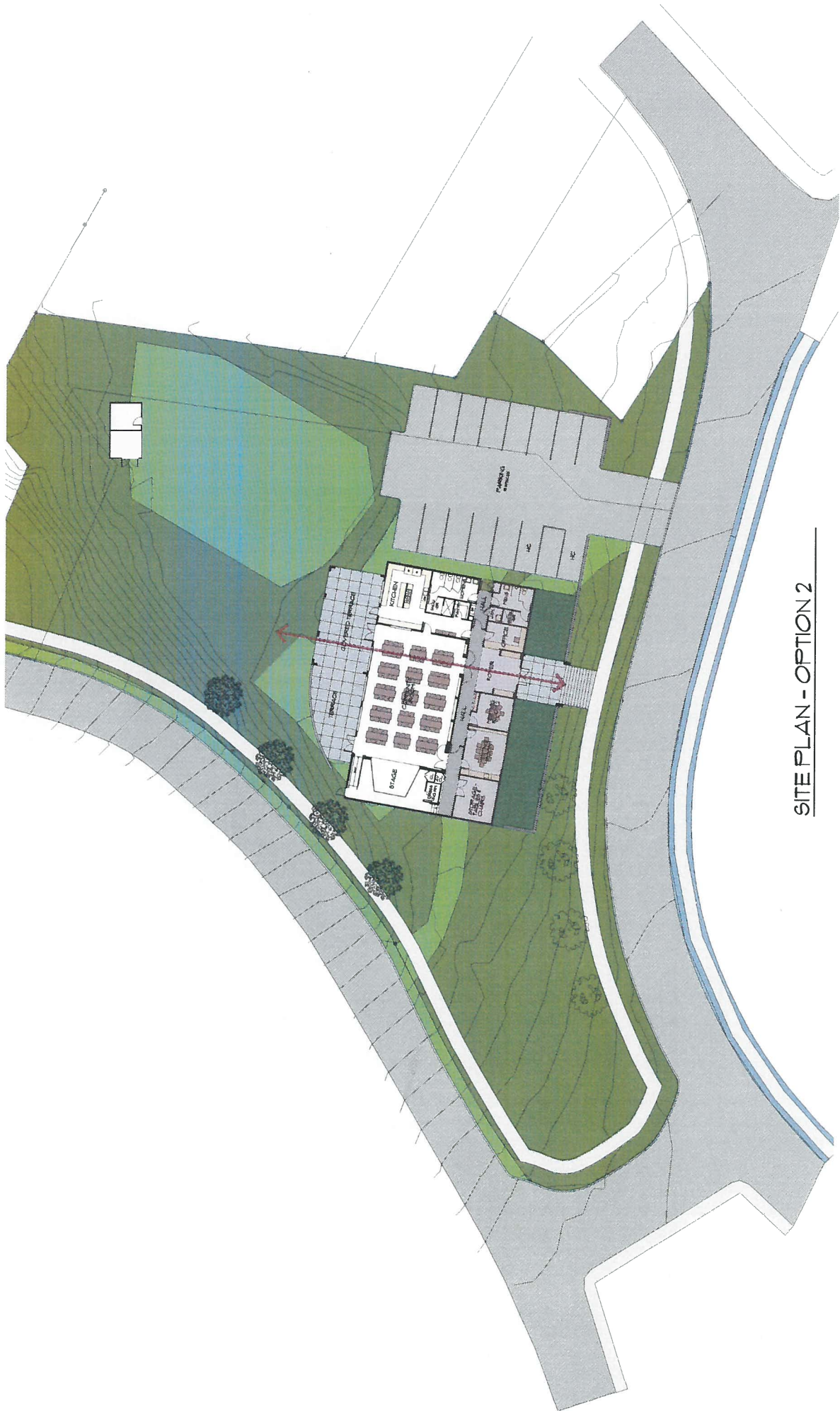
I. Adjourn

Motion by Mr. Lytle, seconded by Mr. Daniel to adjourn the meeting at 8:37 PM. The motion carried unanimously.

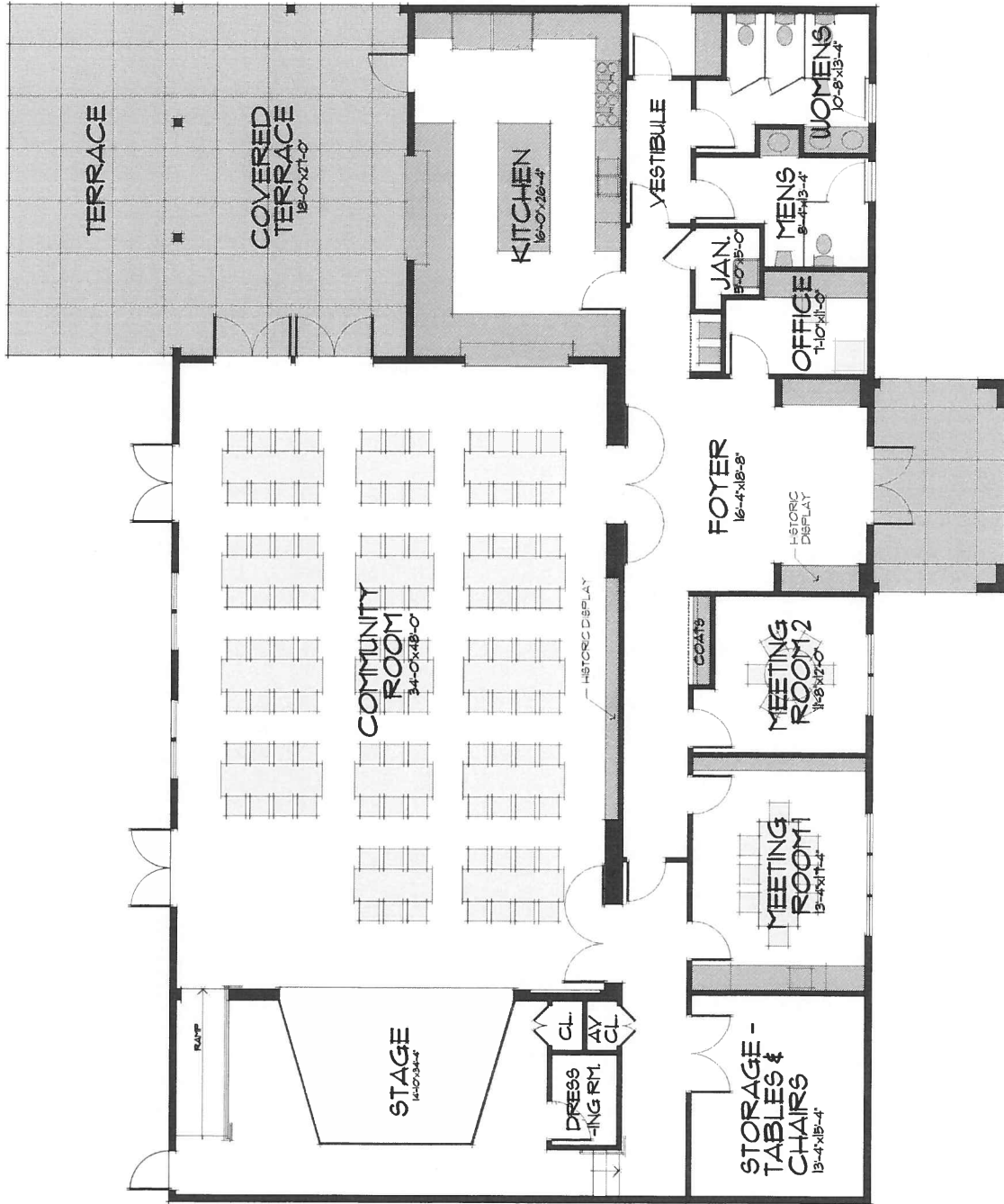
Minutes Approved: February 25, 2019

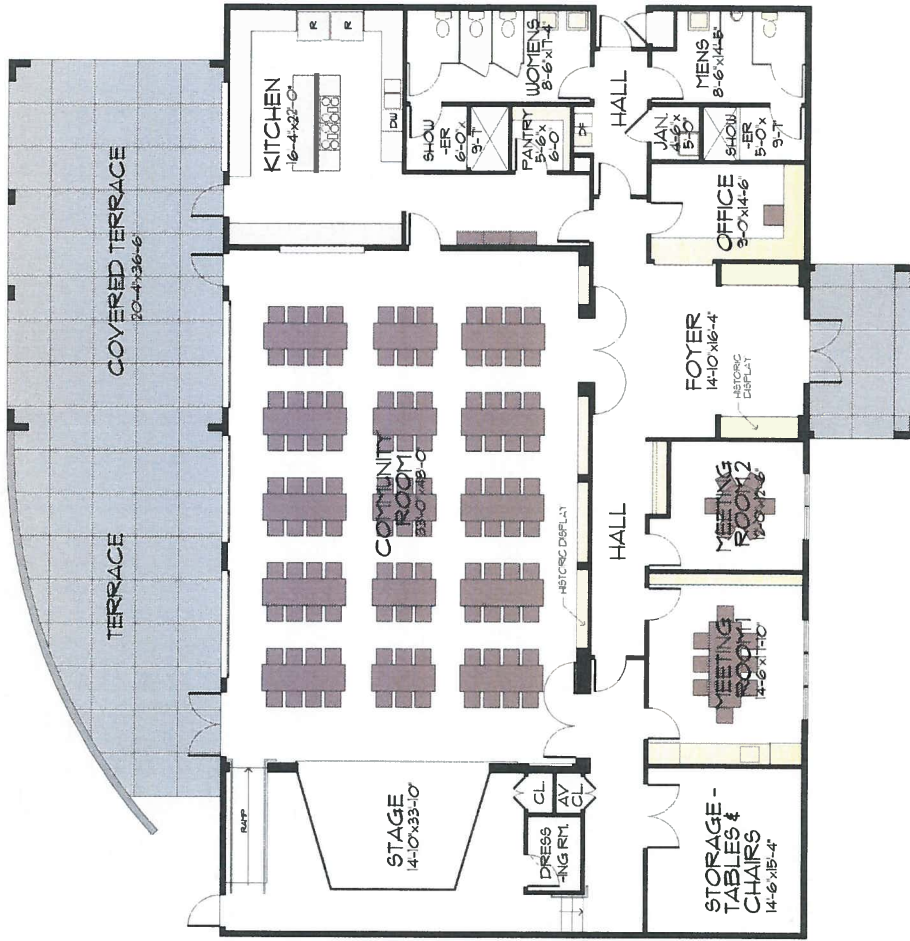
X Maurice Jones
Maurice Jones,

X Denise Hodsdon
Denise Hodsdon,
Executive Assistant



SITE PLAN - OPTION 2





FLOOR PLAN - OPTION 2

4,804 SF HEATED & ENCLOSED