

**MINUTES**  
**Mary C. Jenkins Community Center Task Force**

**Tuesday, February 25, 2019, 7:00 PM**  
**(Rescheduled from February 19, 2019)**  
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  
Susan Threlkel, Citizen Member  
Victor Foster, Citizen Member

Absent: David Lutz, Public Works Director

Staff Present: 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 7:00 PM.

**B. Invocation**

Mr. Foster offered an invocation.

**C. Certification of Quorum**

Quorum was certified by Executive Assistant Denise Hodsdon.

**D. Approval of Agenda**

Motion by Mr. Daniel, seconded by Mr. Fatland to approve the agenda as presented. The motion carried unanimously.

**E. Approval of Minutes from January 15, 2019 Meeting**

Motion by Mr. Lytle, seconded by Mr. Foster to approve the minutes of the January 15, 2019 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 was unable to attend the meeting, but he sent his update via email. The eminent domain proceeding against the unknown heirs of the Mills family has been filed. The moment it was filed, that cleared the title, even though it is a court proceeding which will take several months or longer to actually complete. It is Mr. Pratt's opinion that we have done everything necessary to clear the title. He will order a new survey and when it is ready, it will be time to convey the property to the City so that the new building can be constructed.

Mr. Jones informed the Committee that a member of the Board of Elections had approached him about the possibility of using the new Center as a polling place for the B2 Precinct and they may come to make a presentation at the appropriate time.

**G. Continued Discussion of Preliminary Design**

Mr. Fatland reported that since the last meeting he and Mr. Harris met with a Mr. Lytle, Mr. Foster, and Ms. Edith Darity to talk about looking at the three adjoining parcels. Mr. Harris explained that they discussed different options for how to address parking. There was agreement to recommend to the whole group that trying to acquire those three parcels makes a lot of sense. The plan was for folks to reach out to the owners of the parcels to see whether they would be willing to convey their property to the City. Mr. Harris explained that this was motivated by the need to have a drop off and he has prepared the current proposed site plan based on the assumption that those three lots will be available. Mr. Lytle reported that one of the owners is requesting a letter describing what we want to do with the property and what we would offer for it.

Mr. Harris explained that the purpose of meeting with the sub-group was so that we would not have to wait another month before we could go forward; and so that we weren't just speculating on whether this idea of acquiring the three lots was a possibility. He anticipates that going forward there may be other sub-groups once we get further into the design regarding things like what the exterior and landscape are going to be, what the interior finishes and materials will be, and design/layout of the kitchen area. He suggested that it may not be the best use of time for the whole group to talk about these things and the subgroups could bring back recommendations to the whole group.

To bring everybody up to speed regarding offsite parking, Mr. Harris explained that we did look at four or five different parcels and the one that seemed to make the most

sense was a joint venture between the Church and the City, where the lot would be improved and maintained by the City, and used by the City for the Community Center and by the Church for their peak parking times. Ms. Darity will arrange a meeting with Church Trustees to discuss a possible agreement for a shared parking arrangement.

Mr. Harris presented his revised site plan, which includes the three additional adjoining parcels. The new plan (copy attached as Exhibit A) includes a drop-off/turnaround area and 26 parking spaces, a memorial garden and an activity lawn area. There was some discussion regarding stormwater management and Mr. Harris explained that the City's Planning Department has recommended that we pay a fee in lieu of actually putting in a stormwater management system.

Mr. Harris then presented a revised floor plan (copy attached as Exhibit B) which incorporated all of the modifications discussed at the last meeting. He explained that putting the drop off area in the site plan led him to have one entrance to the building that takes care of people coming up from the sidewalk as well as people coming in from the drop off or the parking lot. He then shared several renderings of the exterior of the building (copy attached as Exhibit C). He noted that the design is not only about the history and culture, but also about the present and the future, and he tried to capture that in the form, shape, color, and materials for the building.

There was general consensus to go forward with the plans as presented. Mr. Harris pointed out that the critical piece at this time is acquiring the three adjacent parcels. He said the next step would be to move to the next level of drawing development, which is starting to get our engineers involved looking at some of the detailing and materials and the layout of things like the kitchen that have much more detail.

There was discussion about how soon the proposed plan could be shared with the public and it was decided that it would be best to have some sort of cost estimate before sharing the designs. Mr. Harris suggested that the more information we can give to a cost consultant, the better the price is going to be. He suggested that for the next meeting we should discuss the basic pieces and parts such as floors, walls, etc. He will send out a list of material and building system selections for Task Force members to review prior to the next meeting.

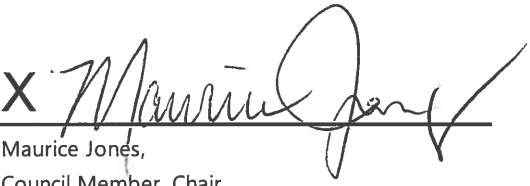
Mr. Lytle and Mr. Foster hope to have more information relative to the three adjacent parcels to share at the next meeting as well.

#### **H. Set Date for Next Meeting**

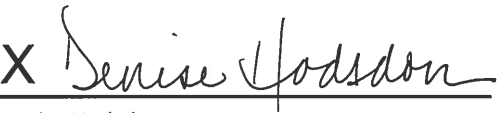
The next regular meeting will be on Tuesday, March 19, 2019 at 7:00 PM at City Hall.

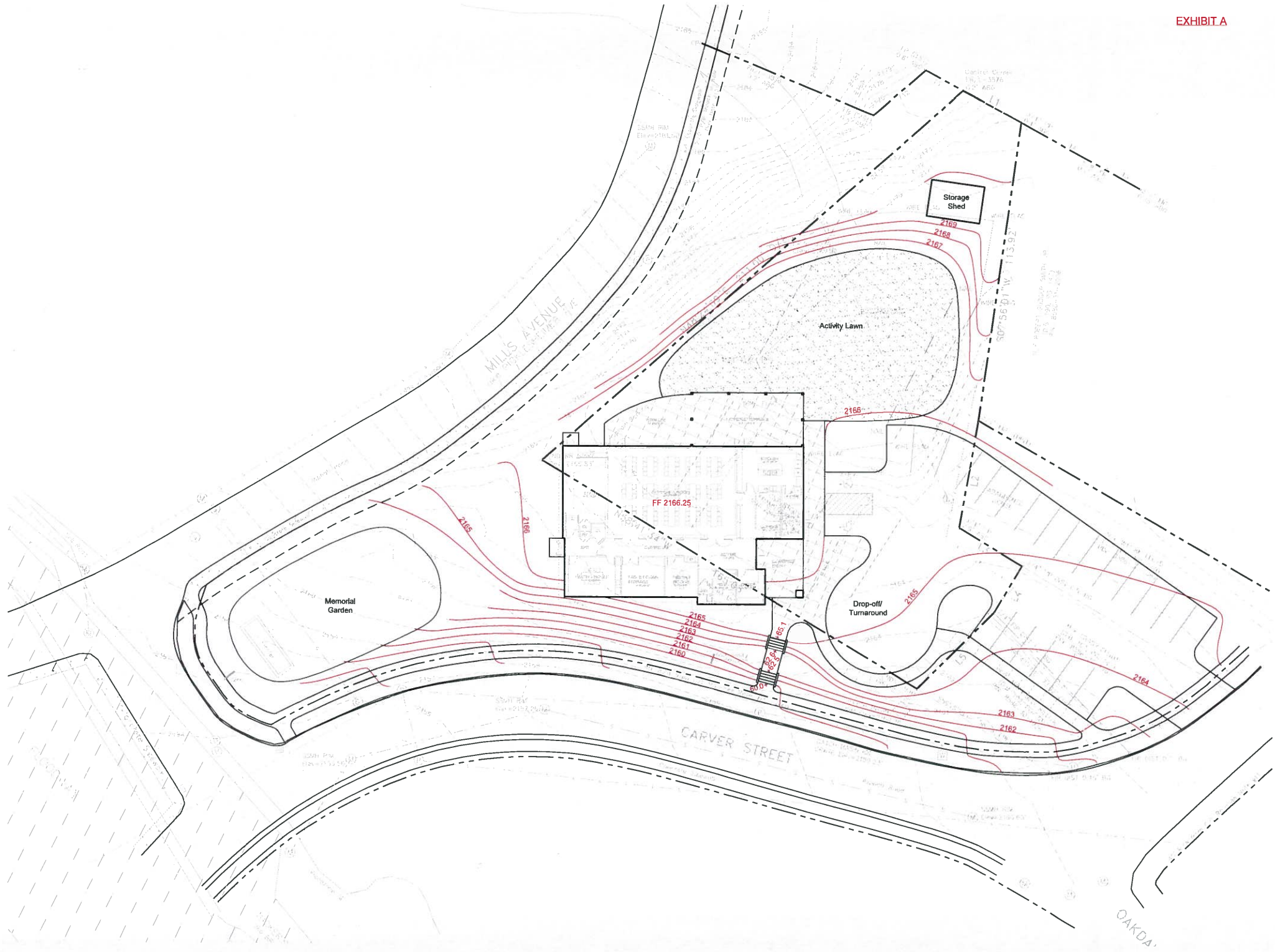
**I. Adjourn**

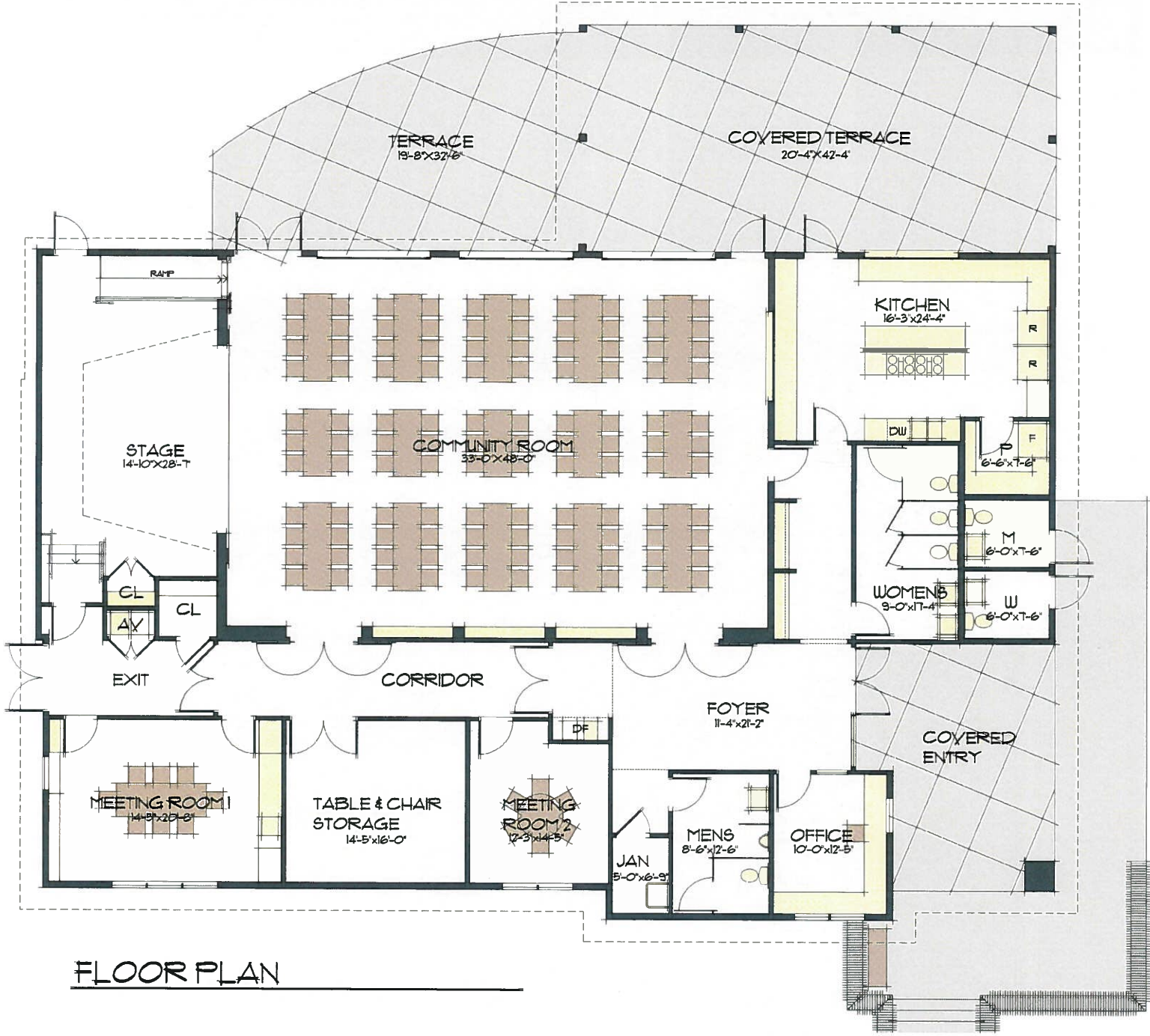
There being no further business, the meeting was adjourned at 8:37 PM.

X   
Maurice Jones,  
Council Member, Chair

Minutes Approved: March 19, 2019

X   
Denise Hodsdon,  
Executive Assistant





FLOOR PLAN