

MINUTES

Mary C. Jenkins Community Center Task Force

Tuesday, April 16, 2019, 7:00 PM
(Continued to Tuesday, April 30, 2019 at 7:00 PM)
(Continued to Tuesday, June 4, 2019 at 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
Edith Darity, Citizen Member
Karen Darity, Citizen Member
Susan Threlkel, Citizen Member

Absent: David Lutz, Public Works Director
Randy Lytle, Citizen Member
Victor Foster, Citizen Member
Nicola Karesh, 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 7:03 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 Ms. Threlkel, seconded by Ms. Karen Darity to approve the agenda as presented. The motion carried unanimously.

E. Approval of Minutes from March 19, 2019 Meeting

Motion by Mr. Daniel, seconded by Ms. Threlkel to approve the minutes of the March 19, 2019 meeting as presented. Motion carried unanimously.

F. Update re Donation of Mary C. Jenkins Community Center Property to City of Brevard

City Attorney Michael Pratt reported that the title search reveals a deed recorded in 1973 from the Trustees of the Community Center conveying the entire community center property to Transylvania County. Mr. Pratt explained that running the out-conveyances from Transylvania County to see if the property was ever conveyed back is very time consuming and he was hoping that someone might know whether this was ever deeded back from the County to the Trustees. Ms. Threlkel noted that the County did take over management of the swimming pool around that time for about a year and that may explain why the property was deeded to them. Ms. Edith Darity recalled that some time ago there was a question as to whether the deeds were in the Community Center's name. At that time she had found some deeds at the Registry of Deeds office and she had given copies to former City Clerk Glenda Sansosti. It was around that time that the board wanted to pave the parking lot and they may have deeded the property to the City or the County. Mr. Pratt asked if she could try to talk to any of the former Trustees who had conveyed the property to see if they recalled whether it was ever conveyed back and if so, when that was done. Mr. Pratt said if he does not hear anything by next week, he will go ahead with searching the out-conveyances and see what he finds. If it was never conveyed back, we will have to ask the County if they would be willing to deed it either to the Trustees or to the City

G. Update from MCJCC Trustees Meeting(s)

Mr. Fatland explained that when he and Public Works Director David Lutz met with the Bethel A Trustees, they discussed that if the parking lot was conveyed to the City, we could work on the storm drain and make a large parking lot to benefit Mary C. Jenkins Community Center and Silversteen Park. At the same time, the Bethel A Trustees took them across the street to Silversteen Park to point out that the erosion has changed direction. Mr. Fatland noted that if the property were owned by the City we would be eligible to apply for FEMA funds and other funds for stream restoration. The thought would be that if they wanted to donate Silversteen Park to the City, we could tie it in with the trail system, Mary C. Jenkins Community Center and Tannery Park. Ms. Edith Darity reported that after meeting with Mr. Fatland and Mr. Lutz, the Bethel A Trustees are in agreement with donating the parking lot and Silversteen Playground to the City and they will be meeting with the Church body next week to discuss that possibility.

H. Continued Discussion of Preliminary Design

Mr. Harris said he is working on getting drawings to the cost estimator and would like

them to be as accurate as possible, but the current site plan includes the three additional parcels that we don't yet have. Mr. Fatland suggested that in light of the discovery this evening and that we still have not resolved the parking issue, that we recess and continue this meeting to allow time for Mr. Pratt to complete his title search and to hear back from the Bethel A Trustees. There was discussion about whether to go ahead with the cost estimate at this time since we have not secured the adjacent lots. Following further discussion, Ms. Threlkel moved, seconded by Mr. Fatland to recess and continue the meeting until April 30, 2019 and for Mr. Harris to hold off on any further design work and cost estimates. The motion carried unanimously.

I. Set Date for Next Meeting

J. Adjourn

The meeting was **recessed** at 8:04 PM and will be continued on Tuesday, April 30, 2019.

MEETING RECONVENED ON TUESDAY, APRIL 30, 2019 at 7:00 PM

Members present: Council Member Gary Daniel, Vice-Chair; City Manager Jim Fatland; Citizen Members Susan Threlkel, Victor Foster, Nicola Karesh, Karen Darity and Edith Darity.

Members absent: Council Member Maurice Jones, Chair; Public Works Director David Lutz; and Citizen Member Randy Lytle

Staff present: City Attorney Michael Pratt and Executive Assistant Denise Hodsdon

Guests present: Doug Harris, Harris Architects

Mr. Daniel called the meeting back to order at 7:03 p.m. and a quorum was certified.

Mr. Foster offered an invocation.

F. Update re Donation of Mary C. Jenkins Community Center Property to City of Brevard

Mr. Daniel asked City Attorney Michael Pratt if it would be appropriate to hold a closed session to discuss a matter of potential real estate acquisition. Mr. Pratt advised that pursuant to **GS § 143-318.11. (a)(3)(5)** it would be appropriate to convene a closed session on the matter. A closed session requires a separate motion, second and vote to discuss the matter. At 7:04 p.m. Mr. Fatland moved, seconded by Mr. Foster to enter into closed session to discuss potential acquisition of real estate. Motion carried unanimously. Authorized to remain for the closed session with Task Force Members and the City Attorney were Executive Assistant Denise Hodsdon and Doug Harris of Harris Architects.

Task Force Returned to Regular Session – at 7:24 p.m. the Task Force resumed the meeting in regular session. No official action was taken in closed session and the Minutes of the closed session are authorized to be sealed.

The meeting was **recessed** at 7:25 p.m. and will be continued on June 4, 2019 at 7:00 p.m. at City Hall.

MEETING RECONVENED ON TUESDAY, JUNE 4, 2019 at 7:00 PM

Members present: Council Member Maurice Jones, Chair; Council Member Gary Daniel, Vice-Chair; City Manager Jim Fatland; Citizen Members Randy Lytle, Susan Threlkel, Victor Foster, Nicola Karesh, Karen Darity and Edith Darity.

Members absent: Public Works Director David Lutz

Staff present: City Attorney Michael Pratt and Executive Assistant Denise Hodsdon

Guests present: Doug Harris, Harris Architects

Mr. Jones called the meeting back to order at 7:03 p.m. and a quorum was certified.

Mr. Foster offered an invocation.

F. Update re Donation of Mary C. Jenkins Community Center Property to City of Brevard

Mr. Fatland reported that he and Mr. Pratt met with County Manager Jaime Laughter following the last meeting to discuss the issue with the property being conveyed to the County back in 1973. Ms. Laughter put it on the agenda for the County Commissioners' last meeting and they have signed a resolution to deed the property to the City. Once that is completed and the deed is recorded Mr. Pratt will finish the title search, secure title insurance, and then we can proceed with building.

H. Continued Discussion of Preliminary Design

Mr. Fatland asked if there had been any change in status with the 3 parcels adjacent to the community center property and the Bethel A parking lot. Mr. Lytle said he got confirmation that the letter he sent to Dr. Hefner was received and he will get back to him once he has talked with the rest of his family. Mr. Foster said he still has had no response from Mr. Elliot. Mr. Pratt said he put contacting Ms. Lloyd's family on hold until we had the community center ownership issue resolved. Mr. Pratt also said the Bethel A Trustees have a question for him regarding their title and he still needs to get back to them about that, which he hoped to do this week or next. Ms. Darity said once they have heard back from Mr. Pratt, the Trustees will then present it to the Church members.

Mr. Harris announced that after months of consideration, he and his wife have decided to close their office and move on to explore other opportunities. He said this project has been very important to him and he has enjoyed working with the Task Force. He will do everything he can over the next few months to help transition to another architect firm. He noted that we are at the end of schematic design and the next step is

to get into the pricing and construction documents. He said the building is pretty well formed and the kitchen layout has been worked on extensively by Ms. Threlkel and Mr. Foster but that will need further development as it requires a lot of specificity. He said this leads to his strong recommendation that the next step is to get pricing done. Once that is done, we can have more discussion about details.

Mr. Harris suggested the two things requiring immediate attention are:

1. Parking – It appears that the three adjacent parcels are probably off the table and we will need to figure out the layout of parking onsite. We will need handicap accessible spaces and a drop-off area on the site. How much more we need has not been looked at yet and that will have a lot to do with the cost estimate; and
2. Replacement Architect – Mr. Harris and Mr. Fatland will meet to discuss possibilities. Mr. Harris said the only question is whether he should get the pricing or whether we should have the new architect do it. He thought it might be better for the new architect to do it because then they would own it.

Mr. Harris noted that the soil analysis has not been done because the exact location of the building has not been determined. The first step would be to lay out the new onsite parking before doing the soil analysis.

There was also discussion about solar panels and energy efficient items and making the building “green ready”. Mr. Harris suggested that we could make the building photovoltaic ready and incorporate other things that would not add significantly to the cost. These could be put in as “add alternates” when pricing and bidding the project. Mr. Harris and Mr. Fatland suggested that we go through the same exercise we did with the Depot in terms of inviting the Sierra Club, Council Member Maureen Copelof and other interested people to discuss some of these elements once we get the new architect onboard.

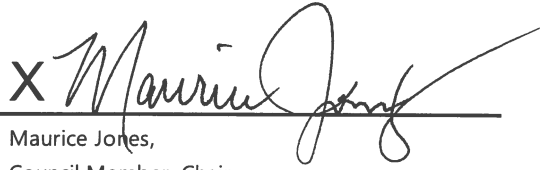
Mr. Harris noted that this is an important project for the community and the City and he wished the group the best of luck as we move forward. Task Force members expressed appreciation for all that he has done and wished him all the best in the future. Mr. Harris said he looks forward to an invitation to the grand opening of the new facility.

I. Set Date for Next Meeting

The next meeting of the Mary C. Jenkins Community Center Task Force will be on Tuesday, June 25, 2019 at 7:00 pm at City Hall.

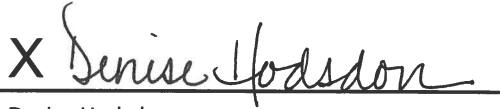
J. Adjourn

Motion by Mr. Foster, seconded by Ms. Threlkel to adjourn the meeting at 7:52 PM. The motion carried unanimously.

X 

Maurice Jones,
Council Member, Chair

Minutes Approved: June 25, 2019

X 

Denise Hodsdon,
Executive Assistant