

MINUTES

Mary C. Jenkins Community Center Task Force

Tuesday, August 20, 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
Susan Threlkel, Citizen Member
Victor Foster, Citizen Member
Nicola Karesh, Citizen Member (arrived at 7:30 pm)

Absent: David Lutz, Public Works Director

Staff Present: Denise Hodsdon, Executive Assistant

Special Guests: Doug Harris, Harris Architects
Jane Mathews, Mathews Architecture

A. Welcome & Call to Order

Committee Chair Maurice Jones called the meeting to order at 7:05 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. Lytle, seconded by Ms. Threlkel to approve the agenda as presented. The motion carried unanimously.

E. Approval of Minutes from June 25, 2019 Special Meeting

Motion by Ms. Threlkel, seconded by Mr. Foster to approve the minutes of the June 25, 2019 special 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 was unable to attend, but he had previously sent an update via email. Mr. Pratt delivered the deed to the County some time ago and we are still awaiting return of the signed deed.

G. Donation of Bethel “A” Baptist Church Properties to City of Brevard

Ms. Edith Darity reported that the Bethel “A” Baptist Church membership agreed to donate the lot adjacent to the current parking area that is jointly owned by the City and Church, and the two Silversteen playground lots. Mr. Fatland reported that City Council has accepted the donation and directed the City Attorney to work with the Church on the deed.

Mr. Fatland said that he talked with a number of people at the block party and they talked about the need for better playground equipment, the stream restoration, relocating the basketball court to be east-west rather than north-south, a picnic shelter and to keep the playground away from the street. Mr. Fatland reported that Summit Engineering will be preparing an application for a grant on behalf of the City for the stream restoration and Staff has been working with a playground consultant to help with replacement of the playground equipment. Mr. Harris added that there was also discussion about adding a restroom facility onsite, which may lead us to reconsider the outdoor facilities at the community center building itself. There was also a suggestion that given the City’s emphasis on health, it might be nice to add an “adult playground”, which is a trail with stations for various exercise and stretching activities.

Mr. Fatland said Lowe’s has offered to have their employees work with the supervisor from the playground company to put the equipment together and they have also offered a \$6,000 cash donation. Mr. Harris showed the Committee several ideas for playground configurations and the same presentation will be made to the Parks, Trails & Recreation Committee tomorrow.

Mr. Harris said we don’t have a site plan yet because we are waiting for the survey so we have an accurate base. He explained that there is a floodplain and floodway that run through the site so there are limitations on what we can build and the City is going to be working with Summit Engineering on getting the regulatory side of that worked out.

Mr. Harris said the critical path through this process is with the stream restoration and the wetlands regulatory. Ms. Mathews added that they will usually require a No-Rise certification. Mr. Harris explained that once we have the survey, we will do a sketch plan which shows where we would like to see everything placed on the site and the engineer would look at it and determine if we could get a No-Rise certificate and then work it through the regulators. Mr. Fatland said we will work with the playground company and Summit Engineering and if we can get those things lined up, we could schedule a special meeting to discuss the playground.

H. Continued Discussion of Preliminary Design

Mr. Fatland reported that we have received the first cost estimate. Ms. Mathews explained that the cost estimator based this estimate on the preliminary site plan and detailed narratives for architectural design, structural engineering, and schematic design for plumbing, mechanical and electrical systems. Mr. Fatland explained that the cost estimate is broken down into two parts; one is the actual building which is \$1,362,000, and the site work is roughly \$486,000 with a total cost of \$1,848,000. Ms. Mathews pointed out that this estimate does not include furniture or kitchen equipment. Mr. Fatland said the original plan has always been to do a 15-year loan to pay for it, which would be approximately \$150,000 per year. He said he has some ideas on sources to fund the project to present to City Council for their consideration.

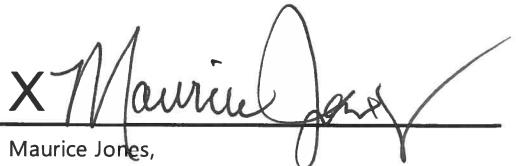
Mr. Harris noted that parking remains to be our major issue. The parking lot that will be developed on the parcel jointly owned by the City and the Church will provide approximately 35 spaces. If a shared parking arrangement could be established between the Church and the Center for the Church parking lot, that would potentially add 25 to 30 additional spaces. We will need to have 45 to 60 spaces and these two areas would provide that. He presented a few new site plan options for the Committee's review. He advised that the most optimal option flips the building but keeps it in the same location with the same solar orientation, maintains the lawn area at the back and moves the parking to the Mills Avenue side with 9 parking spaces including a handicap space and a turnaround area. Following review and discussion, Mr. Fatland moved, seconded by Mr. Daniel to approve this plan. The motion carried unanimously. A copy of the approved plan is attached as Exhibit A.

I. Set Date for Next Meeting

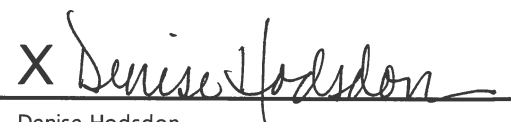
The next meeting will be on Tuesday, September 17, 2019 at 7:00 PM at City Hall.

J. Adjourn

There being no further business, the meeting was adjourned at 8:32 PM.

X 
Maurice Jones,
Council Member, Chair

Minutes Approved: September 17, 2019

X 
Denise Hodsdon,
Executive Assistant

