

MINUTES

Mary C. Jenkins Community Center Task Force

Tuesday, December 10, 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
Victor Foster, Citizen Member
Edith Darity, Citizen Member
Susan Threlkel, Citizen Member
Karen Darity, Citizen Member
Nicola Karesh, Citizen Member
- Absent: David Lutz, Public Works Director
Randy Lytle, Citizen Member
- Staff Present: Michael Pratt, City Attorney
Denise Hodsdon, Executive Assistant
- Guests: Jane Mathews and Shane Elliott, Mathews Architecture
Geraldine Dinkins, Council Member

A. Welcome & Call to Order

Committee Chair Maurice Jones called the meeting to order at 7:04 PM.

B. Invocation

Mr. Foster offered an invocation.

C. Certification of Quorum

Quorum was certified by Executive Assistant Denise Hodsdon.

D. Approval of Agenda

City Attorney Michael Pratt asked to amend the agenda to add a closed session item to discuss potential litigation. Motion by Ms. Threlkel, seconded by Mr. Foster to approve the agenda as amended. The motion carried unanimously.

E. Approval of Minutes from November 19, 2019 Meeting

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

F. Closed Session

At 7:09 PM Mr. Daniel moved, seconded by Mr. Foster to enter into closed session to discuss potential litigation. The motion carried unanimously.

At 7:30 PM Mr. Foster moved, seconded by Ms. Threlkel to come out of closed session and return to regular session. Motion carried unanimously.

G. Continued Discussion of Preliminary Design

Mr. Pratt reported that we have closed on the community center property with the County and on the three parcels from Bethel "A" Baptist Church.

Mr. Fatland shared an email he received this morning from Karen Darity as follows: "The MCJCC board members met on 11/24/19 to review some of the comments that were made by the public during the community meeting on 11/06/19. We discussed in great detail the pros and cons of a commercial kitchen and increasing the stage height for a greater view of performers by the audience. It is our recommendation that we stay on task and keep the current building design plans. Only structural design changes that are deemed necessary, at the recommendation of Matthews Architecture, should be presented, reviewed, and approved by the MCJCC Task Force. We appreciate your continued effort in helping to make the vision of a new MCJCC become a reality."

The Committee discussed the different stage height options. Ms. Mathews said the original plan by Doug Harris is for a 1-foot stage which he had explained was due to space limitations and it was decided that the 1-foot gave the community the most stage space and more flexibility for setting up tables and chairs for events. She said they have looked at the 1-foot, 2-foot and 4-foot options and Shane Elliott shared a slide presentation showing the configuration and sightlines for each option. Ms. Mathews explained that a 2-foot stage would require a movable lift and the cost for that would be between \$6,000 and \$8,000. She said a 4-foot stage would take away a lot of stage space for stairs and a fixed lift. She noted that the community room itself is not a huge space; it accommodates a fair number of people but it is a more intimate type space than a theater. The 1-foot gets you up enough to see in terms of sightlines, but it is not so deep that you wouldn't see from the back of the room. Mr. Foster added that we can always put a riser on the stage if needed.

Ms. Mathews and Mr. Elliott then presented some basic proposed plan changes that are minor modifications which are necessary to make some clearances and other things work. Mr. Elliott explained that as they dug into design development with the engineers there are a lot of questions, especially regarding HVAC systems. He explained that is

very technical stuff but it ultimately has aesthetic and space ramifications which is where we need input from the Task Force.

They are proposing enlarging the kitchen by 18" to the north which would allow more room for the clearances needed, provide required space for compliant restrooms, and provide the possibility for a future commercial kitchen. They will continue to work with the Health Department to finalize and vet the kitchen and equipment.

Mr. Elliott explained that the HVAC system will be broken up into three zones: kitchen zone, community room zone, and office/meeting room zone. He showed some options for placement of HVAC equipment and discussed the pros and cons of each option. Ms. Mathews noted that they had to raise the low roofs up to get enough clearance for ductwork and will have to eliminate the clerestory windows that they had added.

Option 1 would include rooftop units plus kitchen hood exhaust. He explained that for three zones, we would be looking at three boxes on the roof, plus an oven hood. He noted that with this option there would be no condenser on the ground and no mechanical closets, but you would have a bunch of ugly boxes on your roof.

Option 2 is to have one mechanical unit to serve the kitchen, one in the existing mechanical closet, and we would have to lose the interior storage closet for another unit to serve the community room. The condensers would be on the outside. Mr. Elliott said another option could be, rather than stealing the closet, they could put that in the attic but that would mean attic trusses and a mechanical platform and there could be code and/or OSHA issues with access to that unit.

Ms. Threlkel pointed out that is the only closet we have and suggested that we put one of those boxes on the back roof as opposed to the more visible area. Mr. Daniel thought that two over the kitchen area would make sense, but he does not like the idea of having one at the front of the building.

Mr. Elliott said that it sounds like a compromise between both options. If we have to have at least one closet, then we have to get one rooftop unit to give that closet back and we need to put that rooftop unit in the least visible location possible. He feels that is enough of a directive to move forward.

Mr. Elliott added that what we would propose to do is move forward with raising of the lower roof and retaining the height of the high roof as it is now. We can go ahead and update our model based on this information. He will send a pdf to show what that is going to look like in elevation. Mr. Daniel asked if we are going to do away with the clerestory windows, could we make the lower windows taller.

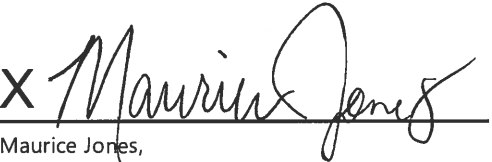
Following further discussion, there was consensus to keep the stage at 1-foot in height; to enlarge the kitchen as proposed; and to retain the interior closet and put two HVAC units on the roof in the least visible location.

H. Set Date for Next Meeting

Due to the Martin Luther King, Jr. Day holiday, the next regular meeting will be on Wednesday, January 22, 2020 at 7:00 PM at City Hall.

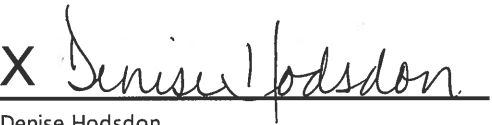
I. Adjourn

There being no further business, the meeting was adjourned at 8:34 PM.

X 

Maurice Jones,
Council Member, Chair

Minutes Approved: January 22, 2020

X 

Denise Hodsdon,
Executive Assistant