

MINUTES
Mary C. Jenkins Community Center Task Force

Tuesday, February 27, 2018, 7:00 PM
Administrative Conference Room at City Hall

Members Present: Maurice Jones, Chair, Council Member
Gary Daniel, Vice-Chair, Council Member
Jim Fatland, City Manager
David Lutz, Public Works Director
Victor Foster, Citizen Member
Nicola Karesh, Citizen Member
Susan Threlkel, Citizen Member
Randy Lytle, Citizen Member
Edith Darity, Citizen Member
Karen Darity, Citizen Member

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

Special Guests: Douglas Harris, Harris Architects

Media: None

Absent: None

A. Welcome & Call to Order

Before calling the meeting to order, Committee Chair Maurice Jones welcomed everyone and asked Mr. Victor Foster to lead the group in prayer. Mr. Jones then called the meeting to order at 7:00 PM.

B. Certification of Quorum

Quorum was certified by Executive Assistant Denise Hodsdon.

C. Approval of Agenda

Motion by Ms. Threlkel, seconded by Mr. Daniel to approve the agenda. The motion carried unanimously.

D. Introductions

All members introduced themselves and several expressed their excitement to see that this project is moving forward.

E. Discussion of Organization of Task Force

Mr. Fatland explained that the City Council formed the Task Force by resolution and appointed the members at its planning session in January. He noted that the benefit of forming the Task Force is that everyone here will be up to speed when we discuss how we are going to move forward on this project.

F. Election of Chair and Vice Chair

It was noted that the City Council had appointed Council Member Maurice Jones as Chair and Council Member Gary Daniel as Vice-Chair when the Task Force was created.

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

City Attorney Michael Pratt explained that there are a number of title problems that will need to be cleared before the City could accept the property. There are three parcels that overlap the Community Center property and in order to eliminate this cloud on the title, it will be necessary to identify and contact the heirs of the original owners of each parcel to obtain quitclaim deeds releasing any interest they and their spouses may have in the Community Center property. He shared a map that identified the overlapping properties and explained that it would be necessary to get the map into a recordable format in order to draft the deed descriptions. Several Committee Members have knowledge of who the heirs are and are willing to reach out to the families.

Mr. Pratt reported that additionally, there is some question as to who actually owns the Mary C. Jenkins Community Center property. The original deed granted the property to the Trustees for Brevard Community Center and all of those trustees are now deceased. Mr. Pratt explained that there are a couple of ways to get new trustees appointed. A public meeting could be advertised for Brevard Community Center and let everyone who is interested come and appoint 6 new trustees, and if the property is to be deeded to the City of Brevard, those individuals will be the ones to sign the deed. Ms. Edith Darity said there have been several sets of committees who oversaw the Community Center down through the years and she thought there are some people who served on those committees who would be supportive of this project and could be appointed as trustees. Mr. Pratt said another avenue would be to say that the present Mary C. Jenkins Community Center group is the successor to this community center group and let it select new trustees. He explained that he would have to work with a title insurance company and follow their lead so they will insure title.

Prior to the next meeting, committee members will contact family members and try to compile a complete list of the heirs of each of the three overlapping parcels. Mr. Pratt will prepare a memorandum summarizing the project and the cloud on the title, including some talking points that committee members can use when approaching the families, and he will contact the surveyor about putting the map into recordable format. The current Mary C. Jenkins Community Center Board will need to determine what process they will use to appoint the six replacement trustees.

H. Discussion with Architect Doug Harris on Timeline for Design/Construction

Doug Harris of Harris Architects informed the members that all work to date has been focused strictly on the building and not the site because of the title issues. Once the title issues are worked out, a site analysis will be completed and there may be changes to the layout of the building at that time. He explained that in order to solicit bids and obtain permits for the project, it will require the services of a civil engineer, a structural engineer, as well as mechanical, electrical and plumbing engineers. It is estimated that once started, the construction period would range from six to eight months.

I. Update on PARTF Grant Application 2018

Mr. Fatland informed the Committee that last year the City submitted a grant application for the Tannery Park project but it did not get funded. He recently met with the PARTF regional representative for the State of North Carolina. They discussed the fact that in the past, land acquisition requests get funded first, so his thought is to include land acquisition only in this year's application. He explained that we are in the process of acquiring some easements along Railroad Avenue and we would like to look at acquiring sites for a skate park and for the trail to Rosman Highway. We can show the trail from the campground all the way to Rosman, what has been built, what we have acquired in easements already, and those we are negotiating. By turning that package in, it will strengthen our application. The deadline for submitting the application is May 1st and the City Council will hold a public hearing in April.

Mr. Lytle noted that there are three properties on the southeast side of the Community Center that the Center is looking to acquire and he wondered if that would help with the upcoming application. Mr. Fatland said the more we can accomplish between now and mid-April, the stronger our application.

Mr. Fatland also updated the Committee on the Tannery Park project. There is still some environmental work to be done, but we can either pave over it or build a boardwalk over it, so it will not hold us back from building the trail.

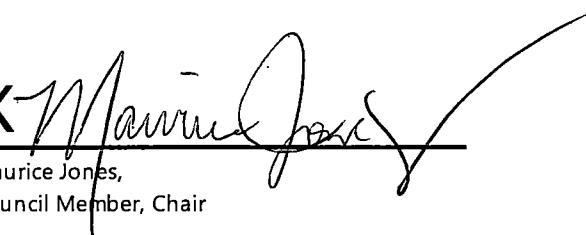
J. Set Date for Next Meeting

The next meeting of the Mary C. Jenkins Community Center Task Force will be Monday, March 26, 2018 at 7:00 PM at City Hall.

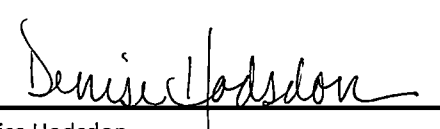
K. Adjourn

Motion by Mr. Foster, seconded by Ms. Karesh to adjourn the meeting at 8:40 PM. The motion carried unanimously.

X


Maurice Jones,
Council Member, Chair

X


Denise Hodsdon,
Executive Assistant