

MINUTES
Mary C. Jenkins Community Center Task Force

Monday, March 26 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
Victor Foster, Citizen Member
Nicola Karesh, Citizen Member
Susan Threlkel, Citizen Member
Randy Lytle, Citizen Member
Edith Darity, Citizen Member
Karen Darity, Citizen Member

Absent: David Lutz, Public Works Director

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

Special Guests: Douglas Harris, Harris Architects

Media: None

A. Welcome & Call to Order

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

B. Invocation

Mr. Victor Foster 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 Mr. Foster to approve the agenda as presented.
The motion carried unanimously.

E. Approval of Minutes from February 27, 2018 Meeting

Motion by Mr. Lytle, seconded by Ms. Karesh to approve the minutes of the February 27, 2018 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 distributed copies of the preliminary survey maps that depict the parcels that overlap the Mary C. Jenkins Community Center property. He reported that the surveyor has committed to putting the maps into recordable format upon their approval by the Task Force. Once recorded, the maps will be used to draft the deed descriptions. Ms. Edith Darity has talked with members of both the Mills family and the Harris family who are willing to help with contacting other family members. The Harris property overlaps the City of Brevard property and the Community Center property, and it also overlaps the Mills and Johnstone overlap. However, the Harris deed contains a clause that there is no intention to cause any overlap with any existing property owner, and if an overlap is caused, then they agree to abandon it. Mr. Pratt explained that the surveyor has advised that the Johnstone overlap encompasses the same property as the Mills overlap, so if the Mills family and the Johnstone family both quitclaim the same parcel, that will take care of both of those claims. Mr. Foster noted that the Johnstone property was sold to Clemitis Killian. Mr. Pratt explained that the Killian deed stops at the line drawn on the survey so there is no overlap in the Killian deed; it is the Johnstone deed that creates the overlap. He suggested that if the Mills family signed a quitclaim deed for the overlap and if Mrs. Killian signed a boundary line agreement, that would be another way of resolving it. Mr. Pratt asked that Ms. Darity and Mr. Foster continue to contact the family members for the names and addresses of all the heirs and their spouses. He will contact the surveyor about getting the plats recorded and then he can prepare the deed descriptions.

Mr. Pratt said he would like to see the minutes of the meeting where the current Mary C. Jenkins Community Center Board was installed. He will check with the title insurance company to see if that would be acceptable, or whether they would require something else to tie the current Board back to the 1944 deed from Mary C. Jenkins to the original Trustees.

Mr. Lytle has talked with owners of two of the three properties to the east of the Community Center about the possibility of them selling or donating their properties to the Community Center. He reported that the Lloyd family is not interested in selling, but the Anna Bell Killian family may be willing to sell or donate their property.

Mr. Lytle asked how soon after the deeds are signed and recorded can the building be demolished. He felt that it is important for the community to see that some progress is being made. There was some discussion about possibly putting up a sign about the new center, but it was the consensus of the committee that it is too soon. However, once the

title issues are cleared and the building design is finalized, the committee felt a sign would be a good idea.

Doug Harris advised that a soil analysis and topographic survey will need to be done and suggested that we could get proposals for those services now. He also suggested that we could request bids or quotes for taking the building down now. Mr. Pratt advised that the current Community Center Board of Directors would need to enact a resolution asking the City to tear down the building.

Motion by Ms. Threlkel, seconded by Mr. Daniel to approve the survey plats. Motion carried unanimously.

Motion by Mr. Fatland, seconded by Ms. Karesh to request proposals for a topographic survey. The motion carried unanimously.

Motion by Karen Darity, seconded by Edith Darity to request proposals for geotechnical engineering services. The motion carried unanimously.

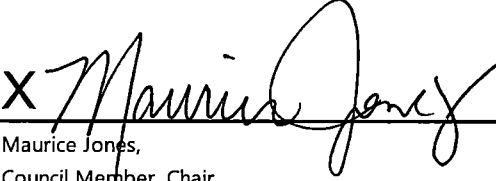
Motion by Mr. Foster, seconded by Karen Darity to obtain proposals for demolition of the building upon approval from the Mary C. Jenkins Community Center Board of Directors. Motion carried unanimously.

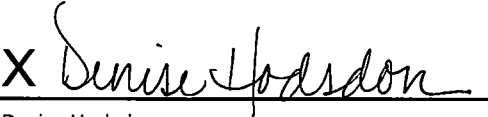
G. Set Date for Next Meeting

The next meeting of the Mary C. Jenkins Community Center Task Force will be Tuesday, April 24, 2018 at 7:00 PM at City Hall.

H. Adjourn

Motion by Ms. Karen Darity, seconded by Ms. Karesh to adjourn the meeting at 8:24 PM. The motion carried unanimously.

X 
Maurice Jones,
Council Member, Chair

X 
Denise Hodsdon,
Executive Assistant