

# **MINUTES**

## **Mary C. Jenkins Community Center Task Force**

**Monday, April 24, 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 Mr. Daniel, seconded by Mr. Lytle to approve the agenda as presented. The motion carried unanimously.

**E. Approval of Minutes from March 26, 2018 Meeting**

Motion by Ms. Threlkel, seconded by Ms. Karesh to approve the minutes of the March 26, 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 reported that he has talked with his title insurance carrier regarding tying the present board back to the 1944 board of trustees. He said they are willing to accept affidavits from two people who knew or are related to the original trustees affirming that the current board is the proper successor to that board. The original trustees were Arthur Haffner, B. M. Mackey, Freeman Darity, D. C. Hall, C. P. Smith and G. I. Elliott. Mr. Pratt asked if any of the Task Force members are related to any of these folks. Mr. Lytle said that D. C. Hall was his great-grandfather and Ms. Edith Darity said she knew all of them. Mr. Pratt feels that it would be acceptable for both Mr. Lytle and Mrs. Darity to be the two affiants and he will draft affidavits for their signatures.

Mr. Pratt reported that the plat has been recorded and he is ready to draft the deeds when we know who the grantors will be. He said that he has spoken with Harry Harris regarding the Harris overlap parcel. Harry Harris is one of seven brothers and he informed Mr. Pratt that some of the brothers will most likely not be willing to give the property, but they would sell it. Mr. Pratt hopes to set up a meeting with Mr. Harris at which time he can show him the deeds and explain why they do not really have any kind of strong claim to the property. However, we may have to pay them something. Mr. Foster said he has talked with Ms. Killian and she is willing to sign a boundary line agreement. Ms. Edith Darity has talked with members of the Mills family and they are trying to find the name and contact information for a cousin who lives out of state. She said those that she has talked to are willing to go to Mr. Pratt's office to sign a deed.

Mr. Jones asked if the Mary C. Jenkins Community Center Board has met regarding adopting a resolution to donate the building to the City. Mr. Lytle reported that the Board did meet and adopted a resolution approving donation of the Mary C. Jenkins Community Center and property to the City of Brevard, and approving the City of Brevard moving forward with demolition of the building for the purpose of constructing a new center. Mr. Lytle signed the resolution as President of the Mary C. Jenkins Community Center Board of Directors. Mr. Pratt advised that it is not necessary to wait for the title issues to be cleared in order to demolish the building as the building itself is not encumbered by the overlaps. Mr. Fatland will ask the Fire Department to arrange a time to meet with Mr. Lytle to go into the building to assess structural safety issues and to determine whether they could do a controlled burn for training purposes. It was noted that there are still several items in the building, some of which will need to be removed before demolition of the building. Task Force members would like to keep some of the items for display and use at the new building.

Mr. Harris reported that he has obtained an estimate for the topo survey work. The cost will be \$1,800 to \$2,100 and the work will take approximately 3 weeks to complete. He also got quotes from three different companies for the geotechnical analysis which range from \$3,700 to \$4,200. He noted that this work would not begin until the title issues are resolved. Additionally, he investigated getting an optional Phase I analysis, which is an environmental analysis that tracks the history of the use of the site, mainly to identify whether there is something on the site that will need to be dealt with at some point before building on it. Usually this is required by a lending institution. He got three quotes from \$2,000 to \$2,100 for the Phase I analysis.

Mr. Harris suggested that we start the discussion of clarifying and prioritizing the lists of wants, wishes and uses for the new facility and what group will be responsible for that. Ms. Threlkel has summaries of these lists and she will forward that information to Executive Assistant Denise Hodsdon for distribution to the entire Task Force prior to the next meeting.

#### **G. Set Date for Next Meeting**

The next meeting of the Mary C. Jenkins Community Center Task Force will be Tuesday, May 22, 2018 at 7:00 PM at City Hall.

#### **H. Adjourn**

Motion by Mr. Foster, seconded by Mr. Fatland to adjourn the meeting at 8:20 PM. The motion carried unanimously.

X   
Maurice Jones,  
Council Member, Chair

X   
Denise Hodsdon,  
Executive Assistant