

MINUTES
Mary C. Jenkins Community Center Task Force

Tuesday, May 22, 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
Karen Darity, Citizen Member

Absent: David Lutz, Public Works Director
Randy Lytle, Citizen Member
Edith Darity, Citizen Member

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 7:02 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. Daniel to approve the agenda as presented.
The motion carried unanimously.

E. Approval of Minutes from April 24, 2018 Meeting

Motion by Mr. Fatland, seconded by Mr. Foster to approve the minutes of the April 24, 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 updated the committee on the status of the property overlaps. He said things seem to get more complicated as he looks more into the titles of the parcels. After several conversations with Harry Harris, he has determined that Harry's brother Larry Harris, III needs to sign a deed. The other brothers do not need to sign, but he may need grandchildren to sign a deed as well. According to his father's will he left everything to his son Larry Harris, III to be distributed in his sole discretion to his grandchildren living at the time of his death. Mr. Pratt will need to confer with his title insurance carrier to see if the grandchildren would need to sign a deed. Mr. Pratt said that Harry Harris has assured him that Larry Harris, III will not sign anything for us. He intends to list the whole property on both sides of Mills Avenue for \$200,000 and will not separate part of it out. Mr. Pratt said the portion of this property on our side of Mills Avenue really is unusable and not marketable because of all the overlaps, which he feels detracts from the marketability of the larger tract. However, Larry Harris is not seeing it that way so we are stuck there.

Regarding the Mills property overlap, Mr. Pratt said that Ms. Edith Darity's last report to the committee was the last he has heard. They are still trying to contact the cousin who lives out of state but everyone else who needs to sign the deed has agreed to do so.

Mr. Pratt said he had hoped that things would be easier with the Killian property, but it appears that is not the case. Mr. Foster said originally Ms. Killian was willing to sign a boundary line agreement but she is now concerned that we are taking something away from her and she wants assurance that she is not losing any part of her property. He said she does want to be agreeable and wants to see the new community center, but she wants to talk with Mr. Pratt.

Mr. Pratt reported that the City Council has given its full support to go forward with eminent domain action in any or all of these cases if this committee decides either tonight or sometime in the future that it is the thing to do.

Mr. Harris asked how much of the concern about losing something is based on a visualization thing...that they're really not sure what piece of land is being asked for. He recognizes that it is hard read a plat if you don't work with them all the time and he wondered if we could have the surveyor mark out on the site with color-coded flags, spray paint, or tape so that you could walk somebody through and say this is the arc of land that we are talking about. Ms. Threlkel asked if we should mark out the proposed bike path as well in that visual. Mr. Harris thought we should give people as much information as possible about what is going to be where and how the parcels overlap.

Ms. Threlkel said the public relations of eminent domain is tough and we should do everything in our power to not have to do that. Mr. Harris pointed out that all of the conversations with these folks have been one-on-one and suggested that maybe if we had a meeting with everybody at the property, that would be more effective as there is something infectious about a group meeting. Mr. Pratt thought that makes good sense and that marking the boundaries is a good idea, especially with Ms. Killian because it seems that the boundary she thinks she has should be the one the surveyor has marked. If we mark that boundary so she can see it that may alleviate her fears. If it is not the same, we'll know that we need to do something else.

Mr. Jones feels it is important to let the community know what is going on with the property in order to get this vetted by the community. He suggested that we hold a couple of meetings to give people an opportunity to ask questions and get answers to those questions. It was noted that the community is having a block party on June 30th and that would be a great opportunity to get information to community members.

Mr. Harris asked if it would help to have an appraisal of the Harris parcel in order to show that the overlap portion has no value and they can't do anything with it. Following discussion, Mr. Fatland made a motion, seconded by Mr. Foster that the City obtain an appraisal of the Harris parcel to include the value for the entire parcel and separate values for each of the two separate pieces. Motion carried unanimously.

Motion by Mr. Fatland, seconded by Mr. Daniel to have the surveyor mark the property line for the Killian property. Motion carried unanimously. Mr. Pratt will call Ms. Killian to let her know that we will be marking the line to make sure she is agreeable to that.

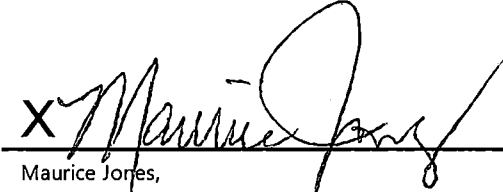
Motion by Mr. Fatland, seconded by Ms. Karesh to direct City staff to have the proposed Estatoe Trail that goes through that property marked. Motion carried unanimously.

G. Set Date for Next Meeting

The next meeting of the Mary C. Jenkins Community Center Task Force will be Tuesday, June 19, 2018 at 7:00 PM at the Community Center property, weather permitting.

H. Adjourn

Motion by Mr. Foster, seconded by Mr. Fatland to adjourn the meeting at 8:08 PM. The motion carried unanimously.


Maurice Jones,
Council Member, Chair

X Denise Hodsdon

Denise Hodsdon,
Executive Assistant

Minutes Approved: June 19, 2018