

**MINUTES**  
**City Council Parks, Trails, & Recreation Committee**  
**Special Meeting**

**Wednesday, September 12, 2018, 3:30 PM**

Location: Proposed Depot Site on Railroad Avenue

- Members Present:** Gary Daniel, Chair, Council Member  
Maureen Copelof, Vice-Chair, Council Member  
Jim Fatland, City Manager  
Daniel Cobb, Planning Director  
David Lutz, Public Works Director  
Colin Izzard, Citizen Member  
Keenan Smith, Citizen Member  
Gregory Copeland, At-Large Member  
Jimmy Harris, Mayor, Ex Officio
- Absent:** Cody Owen, Citizen Member  
Jared Mull, County Representative, Ex Officio
- Staff Present:** Tom Whitlock, Deputy Finance Director  
Denise Hodsdon, Executive Assistant
- Guests:** Harlow Brown, Brown Consultants  
Doug Harris, Harris Architects  
Torry Nergart, Conserving Carolina  
David Watkins, Keir Manufacturing  
Tom Sweeney  
Mr. and Mrs. Jim Fortune  
Jacob Dinkins, Tannery Skate Park Task Force Member
- Media:** Matt McGregor, Transylvania Times

**A. Welcome & Call to Order**

Committee Chairman Gary Daniel welcomed all in attendance and called the meeting to order at 3:31 PM.

**B. Certification of Quorum**

Quorum was certified by Executive Assistant Denise Hodsdon.

### **C. Approval of Agenda**

Motion by Mr. Copeland, seconded by Ms. Copelof to approve the agenda as presented. Motion carried unanimously.

### **D. Approval of Minutes from June 20, 2018 Meeting**

Motion by Mr. Copeland, seconded by Ms. Copelof to approve the minutes of the June 20, 2018 minutes as presented. Motion carried unanimously.

### **E. Depot Project Update**

Mr. Fatland informed the Committee that City Council unanimously passed the resolution to acquire easements and complete the trail system from McLean Street to Hap Simpson Park within three years as recommended by this Committee. Four days later the City received a \$90,000 grant for land acquisition to extend the trail. As part of extending the trail, the idea of rebuilding the train depot along the trail was discussed. Mr. Fatland explained that we decided to have this meeting at the site of the proposed Depot Park so Committee members can visualize not only the Depot project, but also the extension of the trail system.

Mayor Harris explained that when the depot was torn down in 1981 the materials were saved and put in storage. Initially, it was hoped that the original materials could be used to reconstruct the Depot. However, after inventory of these materials, it was determined that trying to incorporate them in to the new building may well make the project costlier, and if we were to use those materials, the reconstructed building would not meet today's codes. An ad hoc committee, consisting of Mayor Harris, City Manager Jim Fatland, Planning Director Daniel Cobb, Public Works Director David Lutz, Architect Doug Harris and City Engineer Harlow Brown, was formed to do some preliminary work and to look at the pros and cons of the project.

Mayor Harris believes that the building would be a great place for a public restroom on the bike/hike trail and the building could provide a place to hold a variety of events. The City began a "Buy a Brick" campaign to help raise funds toward rebuilding the depot and to date, \$75,000 has been raised. Mayor Harris noted that we have reached the point in order for this project to go any further, we need to get City Council's blessing.

The Committee reviewed the conceptual site plan for the Depot Park and designs and cost estimates for the Depot building. The Depot building as proposed will be 40-feet by 90-feet and will include both enclosed and open-air event spaces, public restrooms, and storage areas. The estimated construction cost for the Depot building is \$530,000. \$150,000 will come from donations and grants, and the remaining \$380,000 will come from a combination of ABC Store revenue (which was higher than projected), the sale of a property on which the city had a large lien, and appropriation from fund balance.

Keir Manufacturing has agreed to lease the adjacent parking lot to the City and the City will make improvements to the lot in order to provide public parking. Funding for those improvements and for the extension of the bike/hike trail, including construction of a pedestrian bridge over King's Creek, will come from the pedestrian park fund.

During discussion, Mr. Daniel expressed concern that this has become a very different project than initially conceived by City Council and the City must be cognizant of other priorities. He feels that we can't go any further with this project without going back to City Council and apprising them of where we are. Following further discussion, Ms. Copelof moved and Mr. Copeland seconded to send the plan and cost estimate to City Council for consideration. The motion carried unanimously.

**F. Set Date for Special Meeting (Suggested Date – September 25, 2018 at 3:30 pm)**

**1. Skate Park Update**

**2. Friends of Brevard Area Trail System – Draft Resolution & Liability Waiver**


In addition to these two items, Mr. Daniel requested that the Horse Cove Connector trail on Bracken Mountain be added to the agenda for the special meeting. Motion by Mr. Fatland, seconded by Mr. Copeland to set the date for the special meeting for September 25, 2018 at 3:30 pm. Motion carried unanimously.

**G. Adjourn**

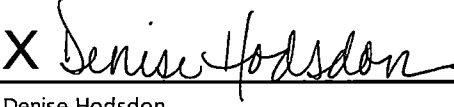
There being no further business, Mr. Copeland moved, and Mr. Fatland seconded to adjourn the meeting at 4:27 pm. Motion carried unanimously.

**Next Meeting**

The next regularly scheduled City Council Parks, Trails, and Recreation Committee meeting will be on Wednesday, October 17, 2018 at 3:30 PM.

X   
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Gary Daniel,  
Chair, Council Member

Minutes Approved: September 25, 2018

X   
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Denise Hodsdon  
Executive Assistant