

MINUTES

COUNCIL DOWNTOWN MASTER PLAN COMMITTEE

Thursday, June 3, 2021 – 9:00 AM

Clemson Plaza, Jordan Street Parking Lot and City Hall Council Chambers

Members Present: Maureen Copelof, Chair, Council Member
Gary Daniel, Vice Chair, Council Member
Jim Fatland, City Manager
Paul Ray, Planning Director
Nicole Bentley, Heart of Brevard Executive Director
Billy Parrish, Heart of Brevard Representative
Susan Threlkel, Council Appointed At-Large Member

Absent: Dee Dee Perkins, Citizen Member

Staff Present: Denise Hodsdon, Executive Assistant

Guests: Jim Koffman and Teren Marlow, First Victory

Media: Matt McGregor, *The Transylvania Times*

A. Welcome & Call to Order

The Committee convened at the Clemson Plaza site for a groundbreaking ceremony at 9:00 AM. Committee members then proceeded to Jordan Street parking lot to discuss trash options with representatives from First Victory. Committee Chair Maureen Copelof welcomed everyone and called the meeting to order.

B. Certification of Quorum

Quorum was certified by Executive Assistant Denise Hodsdon.

C. Groundbreaking and Photoshoot at Clemson Plaza Site

Committee members, Mayor Harris and representatives from First Victory participated in a groundbreaking ceremony for the new Clemson Plaza project.

D. Jordan Street Trash Site Visit

The Committee met with Jim Koffman and Teren Marlow of First Victory at the Jordan Street parking lot to view the area and review options for sub-grade dumpsters, and for above ground dumpsters with a split-face block enclosure.

The proposal for above-ground dumpsters includes a gated area for one trash dumpster and one for recycling with a separate covered area for cardboard and an adjacent gated area for the grease dumpster.

The quotes for the subgrade dumpsters did not include any kind of enclosure. It was noted that the area within the parking that was proposed on the draft Downtown Master Plan would only be sufficient for two subgrade dumpsters without restricting movement of vehicles within the parking lot.

Committee members then returned to City Hall for the remainder of the meeting.

E. Approval of Agenda

Mr. Fatland added an item regarding Times Arcade Alley stormwater improvements. Motion by Ms. Threlkel, seconded by Mr. Daniel to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes of May 19, 2021 Meeting

Motion by Ms. Bentley, seconded by Mr. Ray to approve the minutes of the May 19, 2021 meeting as presented. The motion carried unanimously.

G. Discussion of Jordan Street Trash Options

The committee reviewed and compared cost estimates for each of the options:

- The cost for two subgrade containers would be \$12,900 for the dumpsters and installation of \$20,543, for a total of \$33,443;
- Cost of tree subgrade containers would be \$19,350 for the dumpsters and installation of \$29,907, for a total of \$49,257. These two options include no fencing and does not include dealing with the grease dumpster.
- The cost for the above-ground option for two dumpsters, covered space for the cardboard and space for the grease container and wall screening is \$46,054. During discussion, it was noted that this amount does not include the cost of the two dumpsters.

There was discussion about the need to meet with Square Root Restaurant regarding the grease dumpster and whether it needs to be at that location. If the grease dumpster were to be removed, it would reduce the cost for the above-ground option.

Mr. Fatland noted that he was pleased that the pilot project to move all the cans off Jordan Street worked out well. He sees an opportunity to put up a nice fence so all things are hidden, including the grease dumpster if that does stay. He said that seems to make the most sense and City trucks can still pick it up. If we go with the subgrade option, it would require a private hauler to service them and that cost would need to be added to our Sanitation Fund expenses. Mr. Fatland moved to do the above-ground

option with a nice fencing and City crews can do daily pickup. Mr. Ray seconded the motion.

During discussion, there was consensus that prior to making a final decision, we should visit or talk with someone that is currently using the subgrade dumpsters to get a review and more information as to what made them choose that type dumpster. Mr. Fatland withdrew his motion.

Staff will talk with Square Root to get feedback and details on their grease dumpster and discuss what is the logic and best solution for them. Staff will also get further information as to where subgrade containers are currently being used and get feedback about how it is working.

Mr. Daniel pointed out that City Council will have to 1) create an ordinance to allow inground dumpsters, and 2) amend our ordinance so that if we do have an inground container which is designed to not have fencing, it would not be required. He proposed that the committee submit these two concepts to City Council. Staff will work on drafting a proposed ordinance amendment.

H. Signage Design

During discussion, it was noted that the need for signage extends beyond the downtown area, which is outside the scope of this committee and would involve input from other committees. It was decided to recommend to City Council that a sign task force be formed to take a comprehensive look at what we need and what is the most logical way to go about it. Staff will put together an outline for proposed task force membership for the committee's consideration in making a recommendation to City Council.

I. Times Arcade Alley Stormwater Improvements

Mr. Fatland noted that this is one of those projects that we have talked about for some time, but the City does not have a mechanism to fund stormwater. However, we are recipients of \$2,319,450 in American Rescue Plan funds and stormwater was recently added as an eligible project for ARP funding. He recommends that we address fixing the stormwater in that alleyway. He said Public Works estimates it will cost approximately \$80,000 to fix the problem and any overlay, such as replacing the asphalt would also be eligible. He believes this would be a good project to share with City Council at next week's Budget Workshop to look at funding. He thought we could work together with Melanie Spreen to get total project cost, and with ARP funding for stormwater, that project could happen sooner than later. There was consensus to present this idea to City Council at the Budget Workshop.

J. Set Date for Next Meeting

The next meeting of the Council Downtown Master Plan Committee will be on Thursday, June 17, 2021 at 3:00 PM in the Council Chambers at City Hall.

K. Adjourn

There being no further business, the meeting was adjourned at 10:32 AM.

Minutes Approved - June 17, 2021

X Maureen Copelof
Maureen Copelof
Chair, Council Member

X Denise Hodsdon
Denise Hodsdon
Executive Assistant