Minutes of Community Redevelopment Agency Workshop
held Monday, March 21, 2022 at 3:00 PM
in the Council Chambers

CALL TO ORDER

This meeting was called to order at 3PM.

ROLL CALL

Chairman:	Art Graham	
Board Members:	Frances Povloski	Jeffrey Jones
	David McGraw	Gary Paetau

Also present were: DixHite Staff, Heather Ireland, Taylor Mobbs, Jason Phitides, Trevor Hughes, Jim Gilmore and Taylor Mejia

ITEMS FOR DISCUSSION

A. Parks Updates

Trevor Hughes and Jason Phitides from the Parks and Recreation Department attending this meeting to give the board a quick overview of some of the projects parks has going on at this time. Mr. Hughes addressed the board and said sunshine park is moving along great, and they are still waiting on delivery of one piece of playground equipment. Mr. Hughes stated this will not hold up the opening, and they will proceed with opening regardless of delivery or not. Staff is still planning an opening for April 15.

Mr. Hughes stated the artificial turf was going in today, and Mr. Paetau brought a sample of the turf and the material underneath the turf. He stated that based off of the thickness of the padding and grass, it would very comfortable from a standpoint of running around and playing.

Mr. Hughes let the board know they are looking to add tables to the pavilions as well. He stated he would like to put some inside the playground as well as outside. The tables are in disrepair and want to replace them with a better material that is easier to paint and maintain. The newly proposed tables seat double the amount of the current concrete tables.

Mr. Hughes then showed the board the trashcans chosen for the playground area. The cans out there now are old and beat up, and staff wanted something that would match the playground and tie the whole space together.

Mr. Hughes also stated that parks is working on a reservation system for the pavilions. They plan to have 2 hour reservation blocks online, and if parks plans to charge for this or not that will be a conversation at a later date.

Ms. Povloski asked if there was any thought into enforcement? Mr. Hughes stated there weren't many issues with the pickleball reservation and they hoped for the same with this system.

Mr. Paetau stated one of the larger pavilions not on the current list to have tables replaced, could really use replacement. He stated he wanted to be sure all of the areas in the park are being addressed. Mr Paetau also asked if there was enough contingency to cover all of these projects. Mr. Hughes stated there was more than enough to fit within the contingency.

Discussion continued regarding various parks projects such as planting, landscaping, irrigation, painting bollards, etc. and the board wanted to make sure that things were coordinated with future projects the board is working on.

B. Latham Plaza

DixHite started by giving the CRA board an overview of the process of the Latham Plaza plans, and the steps it took to get to this concept.

Ms. Povloski stated she is ready to move forward on this project.

Mr. McGraw asked if we could reconsider the design of the sidewalks in the plaza. Specifically, could we have on larger/wider sidewalk rather than multiple smaller sidewalks? Kody Smith with DixHite acknowledged this would potentially work better, and stated that these documents were pre-covid so now design is looking at wider sidewalks in general.

Mr. Jones stated his concern was having a large green space with nothing in it, as referenced in the current design plans for the space. Mr. Smith with DixHite said that overall the space needs to be more comfortable, and feel useful. Having an open space that allows for large events to still occur, while also feeling safe for daily use is key.

Mr. Jones also point out shading near the possible splash pad to give parents a nice area to sit while children played.

Ms. Povloski stated that if we are going to plan on the parking lot adjacent to the plaza being developed, could the plaza area have shared outdoor seating with the development? The board concurred.

Mr. Paetau stated that he would like to see the board move forward with a revised concept that takes all of the feedback from this meeting into account. He would also like to see the board and DixHite look into some construction practices that take sustainability into account, as this is one of council's priorities. The board and staff agreed with this. Mr. Paetau went on to state that overall if the area does not feel safe residents will not utilize, no matter how nice it may look. Kody Smith stated that safety could be addressed in the concept revision by utilizing unique lighting features that are both aesthetically unique, but also provide a new element of safety.

Ms. Povloski asked what the timeline for this would potentially be? (In a "perfect" world where we saw no delays or issues)

Kody Smith stated that in a perfect world he could see taking 9-12 months for design and permitting, and another 12-18 months for construction.

The board and staff agreed next steps would getting a revised conceptual design from DixHite for review. The board also asked staff to find out how far in advance parks books events,so we can take these timelines into consideration when moving on this project.

C. Pier Entryway Plan

Staff let the board know that they are relatively limited in the immediate future on what can be done to the pier parking lot plans, as they are under contract with the City of Jacksonville to provide 100 spots at minimum for pier use. Staff went on to explain the intention of the plans and construction documents for the pier are to make it more attractive visually, and make it safer for ingress and egress. The intention with this plans is not to invest a ton into a new development, as we cannot do that at this time.

Mr. Jones asked if the agreement can be redone or if the City could buy the pier from Jacksonville?

Ms. Povloski stated that we need to see what council wants to do, then go from there.

Mr. McGraw stated that he felt right now we needed to focus on much larger pressing projects, and at a later time can discuss a redesign of this parking lot when appropriate.

Kody Smith stated that right now the construction documents for this project were at 100% and were in DEP permitting.

Mr. Paetau stated could we coordinate with COJ and have the competition of the pier dovetail into the parking? Staff stated this could be looked into, but a point made a while back by PW director Dennis Barron was wait another year before reconstruction of the lot. This lot and pier have been closed for quite some time and should we open the pier to immediately close the lot?

The board and staff agreed to wait for an update on the permitting and in the mean time focus our efforts on Latham Plaza.

ADJOURNMENT

This meeting was adjourned at 4:38PM

Submitted by: Taylor Mobbs, CRA Coordinator

Approval:

[redacted] Frances Povloski

Date: 04/27/22