

CITY OF NORTH PLAINS PARKS BOARD  
Jessie Mays Community Hall Renovation Project  
Decision Making Team Minutes  
June 30, 2015, 6:00 P.M.  
North Plains City Hall  
31360 NW Commercial Street

1. **CALL TO ORDER:** Chair Nunnenkamp called the meeting to order at 6:00 p.m.
2. **FLAG SALUTE:** Flag salute was waived as it was conducted in the Parks Board Special Session.
3. **ROLL CALL:**  
Board Members: Chair Doug Nunnenkamp; Heather LaBonte; Patti Burns  
Decision Making Team: Garth Eimers; Vern Epling; Stewart King; Charlynn Newton; Russ Sheldon; Sherrie Simmons; Norma Tucker; Jim Wieskamp  
Excused: Joanna Orgill; Teri Lenahan; Sheila Nelson  
Staff: Public Works Director Blake Boyles; City Recorder Margaret Reh
4. **PUBLIC COMMENT**  
None were forthcoming.
5. **NEW BUSINESS**
  - A. Review of the Jessie Mays Community Hall and Park Facilities Assessment and Preliminary Conceptual Design and discussion of details of design review and clarification needs and wants for the project.

Chair Nunnenkamp welcomed everyone to the committee. Drawings of the conceptual plans for the Jessie Mays Community Hall remodel project were distributed to the tables for the group in addition to what was posted on-line. Nunnenkamp reiterated some of the ideas the Board has previously submitted to Woofter Architecture for this project. Nunnenkamp also explained which parts of the project could be done in the different phases of the project.

Discussion ensued regarding the proposed parking area on 309<sup>th</sup>. There was a concern that the concrete seating will get in the way of the vendors at the Garlic Festival. However, these also serve as electrical hookups that were actually suggested for the use of vendors at the Garlic Festival. Concern was expressed regarding having adequate storage to handle all the additional equipment, i.e. tables and chairs, for the extra occupancy. Can the size of the mechanical room be adjusted at all? What type of flooring will be put in throughout the building? Do we need an outside sink? Concern was expressed about the removal of the ball field backstop. A comment was made affirming that it was a good idea to not vacate 309<sup>th</sup> and to leave it as a throughway. Discussion took place regarding eliminating some of the posts in the stage area and looking into ways to open that area up more. The loading area north of the building can

be opened up more by removing the trees north of the building. The Board is hoping that the City will be able to rent out the facility more and that Jessie Mays Hall could become revenue producing. The question was raised if the park should be fully enclosed by a four foot high fence or should it be left open. Just removed the cabling and posts in the park to give the park easier access. Do we want fencing around the ball area—as we don't want kids running out into the street after a loose ball. Not too many trees that are healthy enough to stay. Think through inventory needs and revisit storage requirements. Use the vertical height for storage options. As the expansion areas are developed the City may acquire larger parks in those areas. Security issues were raised with all the doors that are proposed on the east side of the building. Could some doors be designated exit only and not have the option of opening from the outside.

The group came up with the following suggestions:

- Suggestion of diagonal parking for space on 309<sup>th</sup> (may eliminate a few spaces but much more user friendly)
- Possible two double doors from main room to lobby (concern if 250 people tried to exit at once)
- Selection of HVAC- appropriate space and consider installing a quiet unit to not interfere with events taking place inside the building (maybe mounting on the roof to save space)
- Confirm restrooms are built to normal standards- are amount of stalls/sinks adequate to support occupancy numbers. Do they all contain changing tables
- Possible wall bleachers instead of portable on west side (like Sherwood's new bldg.)
- Janitorial closet- in kitchen or separate; in kitchen would be a water source; could plumb through the wall.
- Possibility of temporary partitioning west side.
- Outside outlets on east side (stage) electrical connections (in concrete steps)
- What would removing more posts on east wall look like- more windows/doors.
- Discuss with Century Link about access to their facility if 309<sup>th</sup> is modified with current parking design.
- Inform Garbarino's regarding the project and the changes that may be happening at Jessie Mays. May not have a direct impact on the company, but as a good neighbor, they should be informed.
- What type of outside lighting will be installed for security purposes
- Fencing around ball courts- even if only 4' to keep balls inside.
- Will new storage (including garbage area) be adequate for all the new tables/chairs etc.
- Security- how will we secure the building with all the new doors (security system?).
- Some concern about losing the T-ball back stop and the Tennis Court.
- Audio / Video locations and projector screens—which walls would be best for the location of a screen; possibility of having a large screen T.V.
- Electronic reader board sign out front.
- Insure that the drive through area in front of the plaza is easy to access

It might be nice for our next set of drawings to include some actual measurements now that we are getting down to the details.

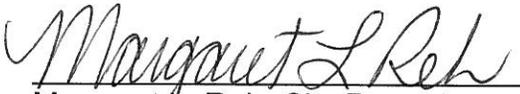
How much is this going to cost and how will we get there. Purchase bricks and benches. The Community Meeting room could be named after someone for a significant donation. This is a \$3-4 million project. We should use as much wood as possible in this project but will need to be cognizant of the upkeep with wood product. Also need to work on design and incorporate the theme of the city into the project.

**6. ADJOURNMENT:**

The next meeting of the Parks Board will be on July 22, 2015 and will be with Woofter Architecture. The Jessie Mays Decision Making Team will meet sometime in August. The members of that team will be notified of the next date when decided upon.

The meeting was adjourned at 8:14 p.m.

Submitted by:

  
Margaret L. Reh, City Recorder

Date Minutes Approved: 09/23/2015