

**Blueprint 2000 CAC Meeting Minutes**  
Thursday, April 8, 2010  
Blueprint 2000 Office – Koger Center  
1311 Executive Center Drive – Suite 109

Lamar Taylor, Chair, called the Citizens Advisory Committee meeting to order at 4:36 pm.

**Committee Members present:**

Lamar Taylor	Burt Davy
Kevin McGorty	Ron Pease
Nancy Miller	

**Guests/Presenters/Staff:**

Jim Davis	Gary Phillips
Phil Maher	Margie Quillman
Dave Bright	Angela Richardson
Dave Snyder	Paco de la Fuente
Latesa Turner	Michael Willinger
Ray Youmans	Claire Forbes

Agenda Modifications

**There was not a quorum present for this meeting.**

Information Items

**Item #1: Leveraging Update**

This item was informational only.

Lamar Taylor asked if there was a willing seller for the Grassy Lake parcels. Dave Bright stated that Steve Hodges indicated that there was, however they did not want to settle for the appraised value in the past, which was what FCT offered. It could be acquired at a higher value; however, the additional funds would have to come from local government, not from FCT.

**Item #2: Capital Circle Southwest PD&E – West Ditch Study Schedule**

This item was informational only.

**Item #3: Capital Circle Southeast: Woodville Highway to Crawfordville Road – Design/Build**

This item was informational only.

Consent Items

**Item #4: CAC Minutes: February 11, 2010**

The minutes could not be acted upon because a quorum was not achieved.

## Presentations/Discussion

### **Item #5: Cascade Trail Update**

Jim Davis explained the bid process and stated that Blueprint had included a clause in the RFP that the contract price could not exceed \$23M. The City and Blueprint reviewed all of the proposals line by line, especially two in particular (Sandco and M. Inc.) due to the closeness of the final price. There were mathematical errors on the part of M. Inc which pushed their bid to \$23,003,000.00. Technically at that point in time M Inc. was non-responsive. Sandco also made an error which brought their bid down a similar amount. There were also issues with the Sandco proposal regarding MBEs. However, it was irrelevant because there was *technically* only one responsive bidder. Mr. Davis noted that Blueprint is currently in the process of negotiating the contract with Sandco. Furthermore the groundbreaking ceremony was planned for Wednesday, April 21, 2010.

Mr. Davis further stated that Blueprint had been in discussions with the Riley House staff with regard to Smokey Hollow Plaza, the Lake Hall School House, and Cascade Park. Leon County had agreed to donate a 20-foot strip of ROW along Meridian Street to connect the Riley House to Cascade Park. Additionally, representatives of the Riley House, through negotiations with Leon County, proposed rather than relocating the Lake Hall School House to the northern-most part of the park, to create the Smokey Hollow Village. It would include two to four shotgun style houses reminiscent of the time and daily life. Blueprint was amenable to this proposal and agreed to replace the previously conceptualized bronze relief and misting fountain. Furthermore Sean Pittman, the donor for the bronze relief and misting fountain, was conceptually agreeable to change his donation to the new idea of the Village.

How did this change the Park? The Smokey Hollow Plaza that had been planned was off the table. The plumbing for the misting fountain would still be installed and Blueprint would determine if or how it would be utilized in the near future. However the site would be graded to allow for a plaza and infrastructure would be installed for any option of future use. The Riley House had been tasked with developing the concept for the Smokey Hollow Village and that Blueprint would expand upon with drawings, etc. The sidewalk-trail in the new Smokey Hollow Village site and a bus pull out at the site was included in the current contract. The Smokey Hollow Village construction was not. Mr. Davis stated that the proposed changes had not been presented to the IA and therefore had not yet received approval. It had, however, been tentatively accepted by the Leon County BOCC.

Kevin McGorty stated that he did not like the previous idea of moving a rural school house to an urban setting nor, was he in favor of a "Disney World Concept" of recreating Smokey Hollow. He felt the misting fountain was a great focal point for recreational purposes and the gathering of children. However, he understood the politics and if it came to fruition he hoped the building would be utilized and appreciated. He reminded the committee and Blueprint of the difficulties in moving and sustaining historical buildings. He felt that the relief was a great tribute to what was once a vibrant community that no longer existed. Many communities recreate their historical resources, or relocate them out of context, but they have an extremely short shelf life in terms of durability and public use. Mr. Davis agreed that they would be very high maintenance

and that had been discussed with COT Parks and Recreation. Blueprint was reserving judgment; the devil was in the detail and the details were not there yet.

Mr. Davis stated that the Riley House would be raising money, along with Leon County and Blueprint's ongoing efforts at fundraising, for the Smokey Hollow Village. The County had previously acknowledged that Blueprint did not have any funding to contribute to the plaza and that they would need to pony up on funding as well. Blueprint had no financial commitment beyond preliminary design and things to that effect.

Lamar Taylor requested that Blueprint include a timeline for deliverables from the Riley House. Mr. Davis stated that Blueprint had been insistent to write a full Scope of Services that included all expectations, including deliverables. It would not be a "handshake" deal.

Burt Davy questioned where the funding for the two to four houses would come from. Mr. Davis stated that part of it would be the donation from Sean Pittman, however, there was not a concept in place so there was no cost estimate. He stressed that there would be no sales tax dollars used to fund the amenity.

Mr. McGorty questioned if there was a timeline associated with the construction of the Village. What if the concept was not built for another decade; would the park lose valuable space related within the park? Mr. Davis stated the space would not be lost, it would be reserved. Mr. McGorty felt it would behoove Blueprint to have a timeline for when to expect the project to be completed. Mr. Davis assured Mr. McGorty that Blueprint would assist with fundraising and that there was no funding outside of the Pittman donation available. These facts were well documented in the Scope of Services as well as minutes of the negotiation meetings. Furthermore he was not inclined to impose a timeline.

Cascade Park was the most difficult construction project in Blueprint's history, stated Mr. Davis. He was not interested in growing Blueprint staff anymore than he had for the project (already having five employees committed to Cascade Park). He did not want to focus on Smokey Hollow Village at the exclusion of other things that were happening. Once construction on the park was underway then Blueprint would pursue funding for Smokey Hollow Village. Mr. McGorty clarified that he was speaking to an end point from the obligation of the organization. He understood the difficulties in the fabrication of such a project. His point was that if within a decade there had been no movement on Smokey Hollow construction, the City or County could rethink the concept of that space. Mr. Davis stated that he did not view the Smokey Hollow Village concept, an unfunded amenity, any differently than the also unfunded Veteran's Memorial or other unfunded amenities. He felt it was more important to reserve those spaces within the park for those amenities without a specific timeline. Could it be re-thought in 10-years? Certainly, as it had just been rethought.

Dave Bright reminded the committee of the Riley House's success with grant proposals. He stated that he did not anticipate it being 10-years out unless the poor economy provided no grant money in the Historic or Preservation categories. Mr. McGorty was more concerned with the stakeholders and tying up a piece of valuable park real estate, indefinitely. He hoped their

success continued, however, he felt there would be other opportunities for other things to go in, to create the synergy. He did not want to lay the land fallow of public utilization. He felt an end date was important. Burt Davy questioned the construction completion date. Mr. Davis stated that the items that were in the current contract would be completed in two years (2012).

Mr. Davis stated that Blueprint had established a History Fence Working Group that was chaired by Russell Daws of the Tallahassee Museum of History and Natural Science. They have come up with general concepts for the history panels and have done a wonderful job. Blueprint would possibly contract with the Museum to finalize the wording and layout. It would be an inexpensive venture and they were approximately half way through the project.

**Item #6: Capital Cascade Trail – Segment 1 (Franklin Boulevard) Flood Relief Improvement Project**

Jim Davis reminded the CAC that the City and County had received money from FEMA for flood relief (from issues with TS Fay in 2008); \$1.7M was earmarked for Franklin Boulevard. Mr. Davis clarified that it was Franklin specifically; not at Leon High School (LHS). Blueprint had considered options to maximize the dollars and that it would not be “throw away” in the ultimate design of Segment 1.

Mr. Davis stated that ideally Blueprint would like to install box culverts the full length of Franklin Boulevard, and take the heat as necessary for “entombing the St. Augustine Branch,” because it was the most efficient stormwater conveyance solution. However, with the potential funding available they would be able to, beginning at the park, install box culverts north to Park Avenue. The remainder of the ditch would be lined with gunite; that portion would be throwaway. The City had expressed an interest in and was trying to identify an additional \$1.4M in stormwater funding to complete the installation of the box culvert to East Tennessee Street. Blueprint was agreeable to that.

Mr. Davis discussed the inefficient manifold of converging ditches and culverts north of East Tennessee. Leon would not be able to do anything to fix flooding issues until improvements were made to the conveyance along Franklin. Short of LHS constructing major stormwater ponds on their property to store all of the water that backed up there currently, or the City/County catching and treating the problem where it began, near Lafayette Park and generally north of Tennessee Street.

Mr. Davis reiterated that Blueprint would not eliminate flooding but they would significantly reduce flooding along Franklin Boulevard. Having the box culvert in place would improve that conveyance for any improvements at LHS. However, something would need to be done underneath East Tennessee and northward to truly correct the flooding problems. With the City's additional \$1.4M Blueprint could install the box culverts to Tennessee Street. Ed Ringe stated it would cost an additional \$250K to improve the conveyance under Tennessee Street.

Nancy Miller expressed her concern over the priorities...should it be the homes along Franklin or the parking lot at the high school. Mr. Davis stated that Blueprint's proposed improvements along Franklin would help the flooding there. It was a puzzle and no one piece would fix the

overall problem. The conveyance was critical to that puzzle however. Also Mr. Davis said remember that the real problem was that Lake Leon was now a ball field and we all knew how Mother Nature felt about that. Kevin McGorty stated that it was nice because it was movement in the right direction and got everyone back to the origins of the project: connecting stormwater to the park.

Phil Maher stated that there was a deadline for when the FEMA money had to be used; he thought it was two years. Assuming the money came through by the summer, it would need to be used by the summer of 2012. In terms of the project, Burt Davy questioned how long it would take to complete. Mr. Davis estimated that if Blueprint could close the road (because of the extensive excavation required), it would take approximately six to eight months. Ed Ringe stated that it might be possible to do it with only one lane closed in each direction.

#### **Item #7: Capital Cascade Trail – Segment 3 Design Update**

Dave Bright stated that Blueprint was preparing the RFQ for the design of the Capital Cascade Connector Bridge that would connect Segment 2 and Segment 3. Funding for design had been provided by a Transportation Enhancement grant received from DOT. Additionally, construction funding was available beginning in 2014. The RFQ would be on the street later in the spring.

Mr. Davis stated that Blueprint had been working with FSU's Innovative Material Institute on the project. As well as a transportation bill, proposed by a Congressman from Pennsylvania and an FSU graduate, that would have generated approximately \$10M and provided \$2M for construction of the pedestrian bridge, however, it fell through. Mr. Davis stated that there were other opportunities; furthermore it was a wonderful partnership between Blueprint and FSU. Together they could design the bridge using conventional materials; on someone else's nickel it could be re-designed using the new space-age, high-tech material. The pedestrian bridge would become a test bed for the new material.

Additionally, Mr. Davis stated that Blueprint was in negotiations with Kimley-Horn for a Supplemental Agreement for them to design the box culvert between South Monroe and Adams Streets. Furthermore, Blueprint was working on the 60% design of one of the large lakes in Segment 4. An 11.5-acre parcel had become available that would allow Blueprint to expand that lake even more. Blueprint was looking into acquiring it. Coal Chute Park was still under design; the City, working with CRA, had discussed applying for a grant for \$2M that would fund construction of it.

Regarding FAMU Way, Mr. Davis stated that Blueprint had been tasked, with no cost to the IA, to be the ROW agents for the ROW acquisitions for the FAMU Way extension. Mark Beaudoin and Judy Donahoe would work for Blueprint in the process. Blueprint would use their Incentive Policy and would proceed as Blueprint generally did with acquisitions without playing politics. One of the reasons the City wanted Blueprint to take this role was because of their efficiency. One of the reasons Blueprint was so efficient was because they did not become tied up in City politics. Furthermore, Blueprint was actively involved in all of the City's FAMU Way meetings, including the public forums. Nancy Miller was in favor of Blueprint's role in the ROW

acquisition process and suggested they could maybe do more for the City, in that capacity, in the future.

Burt Davy requested a CAC field tour, similar to the on-site meeting in October 2009, to help everyone "see" the project areas. Mr. Davis stated that Blueprint could do more of those. Nancy Miller commented on how scary some parts of the St. Augustine Branch were, in particular the area between Monroe and Adams. Mr. Davis stated that Blueprint would be installing an 8 foot x 21 foot continuous span boxed culvert, without interior supports because they would decrease the efficiency, there to allow for maximum conveyance. Box culverts were extremely efficient, he stated, and much safer than the open ditch. This echoed the public sentiment expressed at the FAMU Way public meetings.

#### Citizens To Be Heard

There were none.

#### Items From Members Of The Committee

Phil Maher gave a brief update of the last Finance Committee Meeting. Last year they estimated an 8% decrease in sales tax revenue; that estimate was accurate. For this year and next year Blueprint had budgeted a 1% increase, with a 2% increase in FY 2012 and 3% in FY 2013-2019. The Finance Committee, along with the financial advisors, had reviewed the model and Master Plan and the bottom line was that there was enough money in the short term. The projects that had been impacted were in the out years. The recommendation of the Finance Committee, since it appeared that things were stabilizing, was that Blueprint makes no changes to the model or Master Plan for the next year. Any adjustments would be in the years 2017-2018. Mr. Maher stated that at the June meeting, the CAC would see the Operating and Capital Budgets and Master Plan, which would be essentially the same as it was currently.

Nancy Miller requested a status update of Capital Cascade Trail Segment 4. Mr. Davis stated that for funding purposes, Segment 3 and 4 had been combined into one project about two years prior. Blueprint had been tasked by the Board to identify three high payoff projects within that area; Kimley-Horn was under contract to complete those three tasks. They were 1) channel improvements between South Monroe and Adams Street (which had been previously discussed), 2) Coal Chute Pond (it would be designed to 100% even though Blueprint had no construction dollars), and 3) Pond 5 in Segment 4 (the southern most pond and largest pond which was also discussed earlier)

#### Adjourn

**The meeting adjourned by consensus at 6:14 pm.**