

Blueprint 2000 CAC Meeting Minutes

Thursday, December 4, 2008

Blueprint 2000 Office – Koger Center
1311 Executive Center Drive – Suite 109

Jerry Conger called the Citizens Advisory Committee meeting to order at 4:34 p.m.

Committee Members present:

Jerry Conger	Scott Balog (telephonically)
Jess Van Dyke	Kevin McGorty
Lamar Taylor	Nancy Miller
Gregg Patterson	Kathy Archibald (telephonically)
Tom O'Steen	

Guests/Presenters/Staff:

Jim Davis	Ed Ringe
Phil Maher	Latesa Turner
Dave Snyder	Angela Richardson
Jim Shepherd	Paco de la Fuente
Gary Phillips	Alisha Wetherell
Margie Quillman	
Marek Romanowski	

Agenda Modifications

Mr. Davis stated that a letter from Henree Martin had been distributed and was additional information for item number 7. Also information was provided regarding the Billingsley Conservation Easement for item number 1.

Information Items

Item #1: Leveraging Update

Phil Maher stated that based on the outcome of the last State Revenue Estimating Conference he did not anticipate an infrastructure loan program in the coming year. Additionally, FDOT District 3 was facing a cut back of \$250M. That could potentially affect repayment to Blueprint of the \$1.3M in design for Capital Circle NW/SW which the FDOT had delayed until 2009. Blueprint was trying to transfer that money to a different category because the design would be nearly complete by that time.

Regarding the Billingsley Conservation Easement, Mr. Maher stated that Blueprint had a five year Agreement with the NFWFMD to acquire conservation easements and split project costs 50/50. The Billingsley parcel was a 192-acre Priority 1 parcel. Blueprint is expecting to contribute approximately \$500,000 toward the proposed easement. Jim Davis stated that the Billingsley easement would bring the total land protected in the Headwaters of the St. Marks to

approximately 2,200 acres. Furthermore he did not anticipate a problem at the IA.

Item #2: Mahan Drive Local Funding Agreement

Jim Davis stated that the Mahan Drive Local Funding Agreement was a true testament to the value of a positive working relationship between Blueprint and the District. Key points of the funding agreement are:

1. \$400K of the Blueprint \$10M will be withheld and turned over to the Leon County Public Works Department to be used for permit mitigation. (That would be used for tree mitigation or landscape but could not be phrased as such in the Agreement due to constraints with the FDOT.) This \$400K has been made up in the construction budget by the Department.
2. The first \$800K of any savings realized in the award and construction of the project will be returned to Blueprint 2000 and subsequently provided to the County Public Works Department for use on landscaping for the project. (Blueprint asked for \$600K).
3. Any additional savings in excess of the above will be split 50/50 between the Department and Blueprint 2000 with the proviso that any of these funds must be used on the state roadway system. Blueprint has requested that the funds be usable for roadways in Cascade Park.

Mr. Davis stated that (bullet number three above) those funds could be used for Cascade Lane or improvements to Suwannee Street or the intersection at Lafayette; in light of the CAC's recommendation that "any money be returned in the reverse order." They would be transportation related but also a part of the Capital Cascade Trail project.

Kevin McGorty questioned the County's justification for requesting \$1M rather than \$400,000. Mr. Davis stated that in conversations with Tony Park, Leon County Public Works Director, Mr. Park indicated that the expectations would be for Mahan Drive to be landscaped to look like Capital Circle. The County was unable to fund that level of landscaping. Mr. Davis stated however that it would not be a Blueprint corridor; it would look similar but would be different. He confirmed that there was one set of landscape plans that would cost \$1M and would be completed by the County. Once the plans were submitted to Growth Management the permit would be issued. FDOT would let the job in February 2009 (approximately) with construction beginning in (probably) July 2009.

Item #3: Capital Cascade Trail – Segment 3: Myers Industrial Park

Jim Davis stated that the Phase 2 environmental assessment for the Myers site raised serious questions about the potential costs for site remediation. Furthermore, the seller's sale conditions included an indemnification of liability for environmental remediation in addition to the premium selling price. Those factors caused the reversal of Blueprint's earlier decision to acquire that location. An alternative site farther east was available at one-third the cost to Blueprint.

Kevin McGorty questioned what would happen to the money that was allocated for the purchase of Myers Industrial Park. Phil Maher stated that it was to have been borrowed from the Land Bank. Mr. Davis stated that given the state of the economy, he liked having the cushion.

Tom O'Steen questioned if the alternative site was previously unavailable or why it was not

considered earlier. Mr. Davis stated that the alternative site was not as good from a strategic standpoint as the Myers Industrial Park, but it was a flooded area that would work. Blueprint would however continue to look at other options.

Item #4: Capital Circle NW and Regional Pond Landscaping

Dave Snyder stated that M. Inc of Tallahassee was the low bidder for the project at \$1,004,567. It was the same company and subs (Greenways America) that worked on the E-1 project. A preconstruction meeting would be held in December 2008 with a Notice-to-Proceed anticipated for January 2009. The work was expected to take approximately 180 days to complete.

The 15-acre pond was located west of Capital Circle on West Tennessee Street. The additional improvements would include a parking area, 4,000' multi-use trail with seating for patrons, lighting, etc. Naming and dedication of the park was expected to officially occur in the middle of 2009.

Item #5: Leon County Veterans Memorial Design and Funding Update

This item was informational only.

Nancy Miller requested the use of porous pavers at the site.

Consent Items

Item #6: CAC Minutes: October 16, 2008

Kathy Archibald moved to approve the minutes as amended. Kevin McGorty seconded the motion; it passed unanimously.

Presentations/Discussion

Item #7: Naming of Regional Pond #1 Park

Jim Davis stated that the IA delegated the naming of the pond to the County; who in turn requested Blueprint prepare an agenda item to present it to them. Blueprint recommended that the pond and park be named for Martha Wellman in honor of her civic and environmental contributions. Nancy Miller moved approval; Kathy Archibald seconded the motion. It passed unanimously. Nancy Miller was on point to coordinate with the Wellman family regarding their approval and attendance at the naming ceremony.

Citizens To Be Heard

There were none.

Items From Members Of The Committee

Kevin McGorty requested a brief update of the recent CCSW Public Meeting. Jim Davis stated that it was a rather predictable meeting but, overall, went very well. There were approximately 70 people in attendance. The project alignments were broken out in segments with each option

listed for each segment. Opinions of the attendees had not changed, he stated. Staff would take the recommendations of that meeting and formulate a staff recommendation that would move forward to the IA (returning to the CAC first). Kathy Archibald stated that the EECC would like time on the next IA agenda to remind the Board of the original purpose of the realignment of that portion of CCSW.

Adjourn

Kevin McGorty moved to adjourn; it was seconded by Tom O'Steen. The meeting adjourned at 5:35 pm.