INTERGOVERNMENTAL AGENCY MEETING

March 26, 2012
3:00 pm to 5:00 pm
City Commission Chambers

Chairman: Bryan Desloge

Agenda

I. AGENDA MODIFICATIONS

II. CAC CHAIRMAN’S REPORT

Christic Henry

III. INFORMATION ITEMS

1. CAC Meeting Minutes (August 25, 2011 and October 20, 2011) Shelonda Meeks
2. Capital Circle Southeast: Woodville Highway to Crawfordville Road – Construction Update Dave Snyder
3. Capital Circle Northwest/Southwest: South of US 90 to North of Orange Avenue – Advertisement for Construction Jim Shepherd
4. Franklin Boulevard Flood Relief and Roadway Project Update Wayne Tedder

IV. CONSENT

5. IA Meeting Minutes: September 19, 2011 and November 14, 2011 Chairman Desloge
6. June 2012 IA Meeting Date Change Shelonda Meeks
7. Coal Chute Pond: Authorization to Advertise, Negotiate, and Award the Construction Contract Gary Phillips

V. PRESENTATIONS/DISCUSSION

9. Capital Circle Southeast: Connie Drive to Tram Road – Right-of-Way Transfer from Blueprint 2000 to FDOT and Leon County Debra Schiro
10. Cascades Park Update & Amenities Priorities Gary Phillips/Wayne Tedder

VI. CITIZENS TO BE HEARD

*Citizens desiring to speak must fill out a Speaker Request Form; the Chair reserves the right to limit the number of speakers or time allotted to each.

VII. ITEMS FROM MEMBERS OF THE COMMITTEE

VIII. ADJOURN
#1.

CAC Meeting Minutes

(August 25, 2011 and October 20, 2011)
Lamar Taylor, Chair, called the Citizens Advisory Committee meeting to order at 4:51 pm.

Committee Members present:

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<tr>
<th>Lamar Taylor</th>
<th>Ron Pease</th>
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<td>Kevin McGorty</td>
<td>David Jones</td>
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Guests/Presenters/Staff:

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<tr>
<th>Wayne Tedder</th>
<th>Margie Quillman</th>
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<td>Dave Bright</td>
<td>Carlana Hoffman</td>
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<td>Dave Snyder</td>
<td>Latesa Turner</td>
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<td>Jim Shepherd</td>
<td>Jeff Diemer</td>
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<td>Marek Romanowski</td>
<td>Michael Frixen</td>
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<td>Ray Youmans</td>
<td>Harry Reed</td>
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<td>Angela Richardson</td>
<td>Josh Keen</td>
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<td>Debra Schiro</td>
<td>Paco de la Fuente</td>
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<td>Shelonda Meeks</td>
<td>Andrew Chin (nominee to CAC)</td>
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<td>George Reynolds</td>
<td>John Gibby</td>
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There were not enough members in attendance to make a quorum. All items requiring a vote were deferred to the October 20, 2011 meeting.

Agenda Modifications

There were no modifications to the agenda. Dave Bright introduced the Blueprint Interns, Michael Frixen (2nd year) and Jeff Diemer (1st year) from FSU Department of Urban and Regional Planning. He also introduced a soon to be appointed CAC member (following the September IA Meeting) Dr. Andrew Chin from FAMU who was replacing Luciano Ramos. Furthermore, he noted that Burt Davy had resigned from the Planning Commission, making him ineligible to continue serving on the CAC. That vacancy would be discussed under Item # 6.

Information Items

**Item #1: Capital Circle NW/SW Update: US 90 to Orange Avenue**

This item was informational only.

**Item #2: Franklin Boulevard Flood Relief Project Update**

This item was informational only.

Wayne Tedder stated that the direction he had received from City management was to review options to move design of the project closer to the final concept design while minimizing throw-away. The north-bound lanes would be destroyed during the installation of the box culvert, creating an opportunity to shift the re-constructed lanes closer to the median, and at a minimum,
grade out the eastern side for future sidewalks. That work would cost additional estimated $1M of sales tax dollars; however, it complies with the request by City management. Blueprint would work with the CRTPA to obtain funding the sidewalk(s); that project was priority #4 in the Regional Mobility Plan and estimated at $550K.

David Jones stated that it was imperative that Blueprint plan for sidewalks on Franklin Boulevard. The median was pretty, but the future of moving people with more cars was not the objective. Moving the stormwater was. He strongly supported the minimization of the landscaped medians and maximization of sidewalks and pedestrian connectivity. Lamar Taylor stated that without a quorum there could be no formal CAC action; however, the expressed preference would be included in the Chairman’s report.

Kevin McGorty concurred and questioned where in the budget funding would come from. Mr. Tedder stated that he anticipated a reduction of funding to Segment 3 to move it to Segment 1. There would not be an estimated cost for Segment 3 until at least March of 2012, which gave Blueprint time to evaluate its options. Mr. McGorty stated that it was important to know that because there was no contingency, but taking it from other projects...even though it was ultimately one linear system. It would most likely be fine but it was important for the CAC and others to know that.

Mr. Tedder stated that it was also important to note that there were excess dollars in projects that Blueprint was close to closing out. For example, there was $2.3M in N1-CCNW that had been intended to be applied to stormwater retrofit projects or greenways. Once those projects were finalized and closed out, he anticipated a discussion with the CAC about where to move those additional dollars. Mr. McGorty and Mr. Jones reiterated the importance of finding the funding to construct the sidewalks along Franklin.

Harry Reed added that the CRTPA was working with the City and County for improved and greater access with the installation of sidewalks along Lafayette Street and Apalachee Parkway. Mr. Tedder stated he would prefer to not use sales tax dollars for sidewalks if CRTPA could fund them. He questioned if Blueprint funded the asphalt and graded out for future sidewalks, what kind of leverage would the CRTPA have to fund them? Mr. Reed stated he thought he could if Blueprint advanced the money and allowed CRTPA to reimburse them. It would require an additional, off-line conversation with Mr. Tedder.

**Consent Items**

**Item #3: CAC Minutes: June 2, 2011**
There were not enough members in attendance to make a quorum. All items requiring a vote were deferred until the October 20, 2011, meeting.
**Item #4: CAC Minutes: June 21, 2011**
There were not enough members in attendance to make a quorum. All items requiring a vote were deferred until the October 20, 2011, meeting.

**Item #5: Proposed 2010 IA, TCC, and CAC Meeting Schedules**
There were not enough members in attendance to make a quorum. All items requiring a vote were deferred until the October 20, 2011, meeting.

**Presentations/Discussion**

**Item #6: Citizens Advisory Committee Appointments**
Dave Bright stated that there were five positions to be presented to the IA in September. He noted that Burt Davy resigned from the Planning Commission and was therefore no longer eligible to serve on the CAC. He was also requesting the committee to concur with whomever the Planning Commission chooses to nominate to replace Mr. Davy. The members present unanimously concurred.

**Item #7: Blueprint 2000 Performance Audit (FY 2010)**
Dave Bright stated that the purpose of the item was for CAC input regarding what needed to be asked in the Performance Audit. Included in the agenda item were the questions from past audits for CAC member review. Ron Pease quoted the Interlocal Agreement: The scope of the performance audit shall be established jointly by the IMC. He questioned if that had been defined or if Blueprint knew what they were looking for. How would Blueprint establish an audit if there was not a definition or goal of what they were looking for in the first place? Also, was there a recognized model that other agencies had used?

Mr. Bright stated that the original audit was tied into the original EECC report. The philosophies Blueprint was to follow on joint use projects, holistic planning, leveraging funds, use of the CAC, etc., was the basis for the performance audit. That was what MGT based the first audits on; however, as Mr. Taylor pointed out, it was quite costly. Mr. McGorty stated that voters anticipated checks and balances in the program; the CAC was part of that. He noted that the structure of Blueprint had changed and that would affect the audit.

Mr. Taylor suggested linking the performance and financial audits into one annual audit. Mr. Pease stated that a clearly defined performance audit was imperative regardless of the cost. Mr. McGorty stated that he felt the scope could be reinforced by the project and what was actually achieved. The structure of Blueprint was moving closer to government running it. He did not feel there was a need to look at it from an independent basis of how the quasi...it was, however, from the standpoint of the projects and money that was committed. He thought the scope of work for the financial audit could be expanded to include that.

Mr. Jones stated that in regards to the shifting structure to a more typical government department, a performance audit was more important than before to ensure that the government involvement followed what the original community-based goals of the program were, and to
ensure it was not absorbed or detracted by local government who often had different priorities from Blueprint. An independent audit, not by another government department, was critical to ensure that Blueprint remained true to the original philosophies.

Mr. Tedder stated that the Management Review Report identified many things that Blueprint had accomplished. He suggested he and Mr. Bright list those for discussion at the October meeting. The members concurred.

**Item #8: Smokey Hollow Design Committee**
Dave Bright stated that Blueprint was requesting the IA allow this committee to be created. He noted that Dale Landry volunteered in a phone conversation to serve on the committee. Mr. McGorty suggested that Dr. Andrew Chin be included because of his experience from a design standpoint. Dr. Chin noted that he could request FAMU pull together several graduate students to assist as well.

**Item #9: Cascades Park Update**
Dave Snyder gave a brief update on ongoing construction at the park.

Mr. Tedder stated that the City Real Estate office and the CRA had been authorized to release an RFI to lease the old Electric Building. Lengthy discussion had occurred at past Commission meetings underscoring that it would be an expensive endeavor; upwards of $1M to return it to its original historic structure. The City was also pursuing a Historical Preservation overlay for it, which would potentially open up grant dollars for renovations. Everyone realized that if it was left in its current state it was a disservice to the park. Additionally, the City had a Historical Grant program that might help fund it. They were revising the land use plan to allow restaurants in parks to allow this to move forward fairly quickly. The park might open before the building is renovated, but there were many, many people interested in the future use of the building.

**Item #10: Status of Blueprint 2000 Projects**
This item was deferred until the October 20, 2011, meeting.

**Item #11: Fiscal Year 2012 Blueprint 2000 Operating Budget**
Mr. Tedder stated that for the day-to-day operations there was no change in the budget from the current fiscal year. In fact, once everything was settled with rehiring of the Blueprint Manger position, there would be a decrease to the overall budget presented. There were some increased line items within the budget; phone costs increased as well as computer equipment and software. He also noted that Blueprint was proposing to assist City Parks and Recreation with the improvements necessary to establish a maintenance facility at Cascades Park; estimates had come in at $200,000 to $230,000. Funds would come from dollars remaining in the FY 2011 Operating Budget. Mr. Tedder stated that if Blueprint contributed the funding, the design must be complimentary to the Myers Park Neighborhood and the CEI team be allowed to remain in the building through the construction of Cascades Park. City Parks and Rec. were amenable to both conditions. The CAC concurred with the Proposed Operating Budget and the use of funding for the building conversion.
**Item #12: Fiscal Year 2012-2016 Capital Improvement Plan**

Mr. Tedder stated that for the Capital Budget, he tried to lay out the expected revenues and how he anticipated spending them. In Attachment 1 he identified projected revenues, expenditures, and net income available from sales tax for projects…very similar to the more familiar Blueprint Master Plan. He was still trying to program those dollars into the future years. He discussed the proposed five-year Capital Improvement Plan (CIP). He noted that he would be requesting the IA’s approval to shift dollars within the projects and outlined what was indicated in the item’s attachments. He stated that he tried, and hoped he had succeeded, in providing a level of clarity in the format for anyone from the general public to read and understand the CIP.

Mr. Taylor stated that it was quite helpful outlining expected allocations of dollars based on what Blueprint understood to be actual budgeted costs. The virtue of the Master Plan, although there were many vices, but the virtue of it was that it locked projects in. When they moved money from one place to another they were literally moving money from project to project. Even though the hard numbers had not been appropriated, one could see the debits and credits over the entire term.

He did not see Franklin Boulevard as being flexible because of the HUD grant and the needed $2M for additional improvements. He requested clarification on where that additional money would be coming from. Mr. Tedder stated that there was $8M projected net sales tax dollars for 2012, but there was also approximately $12M unallocated dollars up to June 30, 2011. Mr. Tedder’s thought was to appropriate that $12M to projects. He put $9.7M into Segment 3 construction even though there was no cost yet; $2M in the second year and $2.8M in the third year. Those projections totaled $14.6M for construction of Segment 3. Blueprint would have firm construction estimates by late spring 2012.

Mr. Taylor wanted to ensure the IA understood that doing so would eliminate the Land Bank which was for the acquisition of sensitive lands. It was a policy decision and was a great planning tool, but it locked Blueprint in to it. It would come back next year as appropriated for 2012. When Blueprint, with the CAC’s input, had cut money from the Master Plan over the past couple of years, it was under the idea that when funding became available they would back fill the projects that had been cut. That potentially included setting money aside even though they had not been designed, etc., the cash would be set aside. What Mr. Tedder was indicating was that Blueprint had cash. The CIP would allow the money to be allocated to projects, but it was a policy decision to not back fill the projects that were cut previously. Mr. Tedder’s approach would set it in stone.

Mr. McGorty stated that the approach was different and more transparent, but the bottom line was that a citizen he did not care about how money was internally shifted within a project as long as the bottom line was that the project was completed. He did care about moving money from one project to another. It was, as Mr. Taylor stated, a policy issue and the CAC should monitor that policy and give recommendations. There had been tough times in which decisions had to be made; there had also been opportunities. One of the nice things about Blueprint was that it had seized those opportunities in the form of grants, federal money, etc. He was concerned that public perception regarding sensitive land acquisition was stronger than was
actually the case. Blueprint’s expertise had not been in that arena and there had been challenges too. Having the cushion available allowed Blueprint to seize those opportunities.

If Blueprint could not show in the end that they were as interested in the green infrastructure as they were the gray, which was the hallmark of the program, there would be a larger accountability problem. He was cognizant of the role they played in the shifting of funds; the CAC had been asked to make those decisions in tough times. He was pleased to hear that Blueprint had a $12M surplus. He did not have them chronologically. The CAC had made decisions and their recommendations were on record regarding where those surpluses should go.

Mr. Tedder stated that from a Master Plan perspective, he did not take any dollars from sensitive lands; what was intended to be allocated had not changed. It seemed that as funding revenues fluctuated those dollars were added to or taken from Segment 3 and 4. That was essentially what he was doing again. That was really the only place Blueprint had to play; if there were excess dollars from other projects that would be for another discussion with the CAC. Mr. Taylor stated that it resonated with what Phil Maher would have said. Also that Segment 1 would have been included had Blueprint not previously gutted it.

Mr. Pease stated his concern was depending on anticipated funding from other agencies. He encouraged Blueprint not to lose sight of the anticipated promise. He also suggested that in the future, rather than have the budget as an agenda item, it should be the sole focus of one meeting. The members concurred. Regarding the anticipated funds, Mr. Tedder stated that the $9.2M and $2.7M in FDOT funds for Capital Circle SW were in the Work Plan and was committed to Blueprint. To comply with FDOT and lock in the funds, Blueprint had submitted the plans and permits to the District already. Regarding the $1.65M in anticipated DREF funds for the Monroe to Adams box culvert, that was included in the budget, and if Blueprint did not receive the funds they would have to come back to the CAC for discussion.

Citizens To Be Heard

John Gibby stated, “Today we are talking about accountability and transparency; we’ve just heard a lot of that. My question is, where’s the beef? The beef here is $7M, okay? My documents show, now you see it, okay? Turn the page, $107M last year capital budget. The next couple of pages show the remainder. And if you look, I went to the City and got the signed certified resolutions from 2011 all the way down to 2002. So they have been approved, allocated, and recorded, okay? So, where’s the transparency, okay? Where’s the accountability?

“Now, let’s look at the yellow one (referencing his handouts a copy of which is in the file). Again my question is, where’s the beef? Again, the beef is $7M. My documents show now you don’t see it. Alright? And if you turn the page you will see, I’m assuming this is Mr. Tedder’s attachment 1, and you see it’s $1,000,000 ($1M). Now, let’s turn the page, $7M transferred by a simple email sent by a simple staffer to a secret account.

“So, if we turn the page this is Blueprint’s budget document; you see it, $107M it’s there. Now,
turn the page and here’s Phil Maher’s email which he wrote a year later and said, ‘The reduction was made to the approved Master Plan but the prior years appropriations in the amount of $17,000 was not reduced.’ So, with an email he took and removed $7M from these signed budget resolutions, okay? With an email!

“Allright, turn the page. This is the City’s documentation, the City did it. The City does what Blueprint tells ‘em to do. Okay, now, this is not the first and only time that money has been moved around. I just quickly went through some of the records of the City, look at all these different people here that were able to transfer money with a simple email. I don’t know half these people! Rita Stevens, I believe she’s City; Feldman, he’s okay; Jay Weeks; Ms. Meeks over there has authority to send an email to shuffle money around; Ms. Gay, her predecessor, I believe; a Ms. Lane from the Water Department can send an email and they’ll move the money; let’s look down here, Paul Bailey and Patrick Dewey can send an email and they move the money. So, if you look down at that total, then this is just a ... $20M has been moved in and out of these projects with just an email!

So, where’s the transparency? Where’s the accountability? I don’t know. It’s been a pleasure seeing you. Any questions? I hope this was simple and enlightening."

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The meeting adjourned by consensus at 6:32 pm.
Lamar Taylor, Chair, called the Citizens Advisory Committee meeting to order at 4:47 pm.

**Committee Members present:**

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<th>Lamar Taylor</th>
<th>Ron Pease</th>
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<td>Kevin McGorty</td>
<td>David Jones</td>
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<td>Tom O’Steen</td>
<td>Dan Parker</td>
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<td>Andrew Chin</td>
<td>Christic Henry (telephonically)</td>
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**Guests/Presenters/Staff:**

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<tr>
<th>Wayne Tedder</th>
<th>Angela Ivy</th>
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Dave Bright acknowledged Kevin McGorty for his many years of service to Blueprint through the EECC and on the CAC. Dave introduced new members Daniel Parker and Andrew Chin.

Wayne Tedder stated that since the last meeting Blueprint had the opportunity to refinance its bonds. Bids had been posted and the Agency anticipated a 3.5% savings or approximately $2M once the sale was finalized.

Mr. Bright also discussed attendance issues with the CAC and reminded them that, per the by-laws, the position was considered vacant if the representative missed one-third of the scheduled meetings. He passed around the record of attendance for the past year and noted that a copy had been given to the Chairman. He explained that the County would be monitoring committee attendance more closely than in the past. Blueprint’s CAC had a better record than some committees; however, even with a full board there was not a quorum in attendance. (With the arrival of David Jones, a quorum was achieved.)

**Agenda Modifications**

There were none.

**Information Items**

**Item #1: 2012 IA, TCC, and CAC Meeting Schedules**

This item was informational only.
Item #7: Cascades Park Update
Dave Snyder updated the CAC on the construction progress of the park. Mr. Tedder briefly discussed options for acquiring and removing the Meridian Point building, as well as the fundraising and amenities survey and park tour on November 5, 2011. Mr. Tedder noted the issue of spending an estimated $240,000 to redo electric service to the building or whether these funds should be used to tear down the structure. Tom O’Steen noted that he would not want to spend Blueprint money to tear down the building and then not own the property.

Kevin McGorty stated that most people involved in the projects recognize the connection between Capital Cascades Trail, Cascades Park specifically, and Gaines Street. However most people leave downtown in the early afternoon, but there was a small community living there 24/7. Cascades Park Lane was not part of the original plan but had been justified over the years. Now, however, there was FAMU Way connecting to Monroe. There was real concern regarding the incorporation of that viable residential community in the full build out and utilization of the downtown area.

Mr. Snyder also noted that Commissioner Nancy Miller had taken great interest in the old Electric Building and was leading a push for its redevelopment.

Regarding the tour, Ron Pease questioned the public involvement efforts of Blueprint. More often than not he found that people in his community were not familiar with Blueprint. He acknowledged the efforts of the professional staff and requested they utilize all resources, CAC members included, to help get the word out. For example, the amenities survey was more confusing than helpful. There was no introductory information on the Park for new people and no “return by” date. It was difficult to understand the priority in relation to the overall idea. It seemed to add to his unresolved issues from the June 21, 2011 meeting and the ongoing frustration overall. It was noted that significant information was available on line; in this case however, the constituency he represented did not have computers or were not up-to-date on technology.

Christic Henry concurred especially; she stated if there was hope of extending the sales tax it would be necessary to get the community behind it. There were so many different dimensions of the Park project that have to be made known to the community: for example, the economic impact that this project has had on Tallahassee. The Park would have more of an impact than on just immediate communities; the more far-reaching neighborhoods would get behind it being a focal point, an asset to the economic viability of the general area.

Furthermore, she requested that Blueprint and the CAC continue the discussion of driving home the point of getting lay citizens behind what’s going on with Blueprint. Whether it was by presentations, information or educational campaigns, or “be-out” days at the park. Something to creatively involve the ‘regular’ person who was watching the activity. Lamar Taylor stated that one way the CAC could be more involved was the Democrat through articles, letters to the editor, or submitting a My View article.
Consent Items

**Item #2: CAC Minutes: June 2, 2011**

**Item #3: CAC Minutes: July 21, 2011**

**Item #4: CAC Minutes: August 25, 2011**

Kevin McGorty moved all consent items; Andrew Chin seconded the motion. It passed unanimously.

Presentations/Discussion

**Item #5: CAC Representative on the Leon County Sales Tax Committee**

Lamar Taylor stated that the sales surtax had to be passed by the County on referendum; therefore, it seemed that the County viewed it as having some control or being the vehicle to move it forward. They were continuing the citizen involvement, which was the genesis of Blueprint, by proposing an advisory committee with a variety of members from City and County government and local citizens. Mr. Taylor felt it appropriate for the incoming Chairperson to fill this role. It was an extension of the duties of interacting with the IA. Christic Henry was therefore nominated to serve on the Leon County Sales Tax Committee.

Shelonda Meeks noted that Ms. Henry’s term as President of CONA was a one-year term. Ms. Henry stated that the CONA board resolved that by changing their structure so that whoever was appointed to the CAC would serve the full term despite what position they held with CONA.

Kevin McGorty stated that based on his involvement in the EECC, the new committee could be a very demanding committee and wanted to ensure Ms. Henry was aware of the time commitment involved. Dave Bright stated that he had questioned County Administration on that very subject but could not get a definitive response. However, it could be at least one to two meetings per month for a year. The first organizational meeting would be held near the end of November or beginning of December 2011; the committee would determine their schedule then.

Ms. Henry stated that she was at the disposal of the creativity of the group. She saw it as an educational opportunity and if the CAC felt it necessary she would share the position and the rigor of the meeting schedule. Without knowing what it would actually be, though, it was difficult to say; but she was committed to serving in whatever capacity. Mr. McGorty recommended she give it a shot and inform the group if it became too demanding. Ron Pease stated that he felt it would be cleanest to have one representative. If it became too demanding or confusing it could be addressed.

Tom O’Steen moved to appoint Ms. Henry’s nomination to the Sales Tax Committee. Ron Pease seconded the motion; it passed unanimously.

Dan Parker stated that he had great interest in serving on the committee and would be pursuing it
from the City’s side. There would be two people serving the interests of Blueprint.

Item #6: Franklin Boulevard Flood Relief Project and Roadway Options

Dave Bright noted that there would be an open house and public meeting on this project Thursday, October 27, 2011 at 5:30 pm. All options would be presented in detail at that time. Dave Snyder gave a brief overview of the stormwater options and discussed in more detail the proposed roadway options.

Tom O’Steen stated that clearly the reduction from four-lane to two-lane followed the current thinking opposed to where the EECC began, which was not to diminish road capacity. Philosophically he did not have a problem in reducing the lanes although he did not particularly care for the cross section offered. He would like to see more detail that truly made the change spectacular. He suggested on street parking, a narrower median and wider edges.

From a work perspective, he could not be in favor of reducing Franklin Boulevard to two lanes because of his concerns over how the City “taxed” development through the concurrency system. The City reduced lanes and capacity on Gaines Street and Franklin Boulevard, and there were discussions of potentially diminishing capacity on Tennessee Street. In an urban setting traffic congestion is a reality. Yet the City “taxed” developments that want to bring new projects to our community in an attempt to recoup funds based on diminished capacity of road network. That was granted at the request of the citizens, but the taxes were not fair or right, and the City was not telling the whole story.

Kevin McGorty stated that Blueprint had done a spectacular job with Capital Circle, creating wide boulevards that still have sidewalks and recreational amenities. Interior streets like Gaines Street or Franklin Boulevard needed to be slowed down, especially approaching the gathering place of the park. From a design element perspective, it made sense to slow them down. He agreed with Mr. O’Steen regarding the impact fees but still felt this was a huge opportunity.

Mr. Tedder stated that on October 25, 2011, there would be a joint City/County Comp Plan meeting. The state had passed new legislation that would allow them to do away with concurrency. In his mind it had always been backwards anyway, paying more the closer in you moved and less the further out. They would be proposing a mobility fee so that people would not be penalized for moving closer into urban areas and activity nodes. It would take approximately one year and a lot of work but Mr. O’Steen was right on target. They had been penalizing folks for moving in to the urban areas.

Dan Parker stated that it seemed to fit the original, more holistic approach of Blueprint. It was an opportunity to have a pedestrian mall because it ended in the park. All were great reasons. Andrew Chin stated that he agreed that there had been a series of traffic capacity issues downtown and that this was an opportunity and consistent with other downtown streets. Streets that should be for slow-moving traffic. Their priority was not to ‘get people out quickly,’ but to be a destination first. Creating the place for people to gather was the first priority. Lake Ella was a perfect example because there was only one lane of traffic and it felt safer and more comfortable.
Kevin McGorty moved that the CAC was in full support of the two-lane option. Andrew Chin seconded the motion; it passed unanimously.

Citizens To Be Heard

John Gibby stated that he “was not speaking relative to this project as to two-lanes, four-lanes...I just want to talk to you about Blueprint and being truthful with people. What has been happening with this project is exactly how Blueprint has screwed my road, the N2 project. Let’s look at the last statement in this item, ‘go back to the IA for final decision’ that’s what this says, okay? What did we do at the last IA meeting? They voted to do this. The General Engineering Consultant has already finalized the plans and we’ve already advertised for the bids. Okay? Why are we now changing this now? That’s not...I don’t care. That’s your all’s problems. But this is what happens. The citizens there think they’re getting four lanes. You’re not holding a public hearing; you’re holding a public meeting to go to two-lanes. And it’s just not fair to spend the public’s tax money this way. ‘Cause that’s how we got shafted on the Capital Circle Northwest Southwest project. Thank you.”

Mr. Tedder stated that Blueprint was doing a significant amount of notification to get the property owners and users of that area notified. They notified the DMS officials to share with all the state office buildings downtown that may use it. They moved the meeting location from the Brokaw-McDougall House to City Hall to accommodate a large crowd. Approximately 20 large signs had been placed through out the corridor and two ads were placed in the Tallahassee Democrat as well. It would be easy for Blueprint to spend the money and meet the July 2012 deadline. Being responsive to the community’s request to do something different was being responsible. Yes, the bids were out, but if things changed they would have real numbers to base their information on when the IA voted for final approval of the changes.

Hans van Tal stated that he represented the Capital City Cyclists. They never worried about Franklin Boulevard because it was Capital Cascades Trail; in fact, the website was a little outdated as it still showed bike lanes. When they heard about the meeting they were surprised that there were no bike lanes or bike facilities. That was when they advocated for their inclusion. For cyclists, there were a few barriers in town, major roads or railroads. Apalachee Parkway was one such barrier. There were simply no good, safe places to cross, not even at Magnolia Drive or Blair Stone Road. This was an important connection for Tallahassee and the possibility for all cyclists coming from the northeast neighborhoods to come down through Betton Hills, down Franklin and to Capital Cascades Trail to the campus and the stadiums.

Tom Proctor and John Elliot spoke in support of two-lanes on Franklin. KCCI had taken on the parks as a project for the year as well as that of the “Tallahassee on Two Wheels” initiative to make the city a more bicycle-friendly place. Franklin Boulevard was an overlap of two concepts. They were motivated to keep the young community in town also. They were not anti-car, as there were non-cyclists in the group. They understood that the focus of Cascades Park was as a stormwater facility and Blueprint turned it into an amenity and they hoped that Blueprint could do the same on Franklin. Solve the drainage problems but turn it into an amenity and furthering the cycling network connections. Furthermore, for cyclists riding with small
children, sharrows were not safe or practical, as much as they were appreciated and liked.

Tallahassee currently held a bronze status as a bike-friendly community and they would like to increase that to silver. Accessibility was a big part of the feedback on their application, along with education and engineering – the safety of the area.

Dave Bright stated that he and Lamar received three emails that he read excerpts from; copies of the emails are included in the file at Blueprint. Chris Moore, read Mr. Bright, stated that he lived in the immediate area and supported the two-lane options. Another from Kristen Bowers supported it as well. Tom Proctor and Thomas Philpot stated that bicycle-friendly design that would allow for safe travel for bicycle commuters and recreational users.

John Gibby spoke again, “Again, I was not complaining about two-lanes or four-lanes or bikes, I’m complaining about how Blueprint has been operating, issues with transparency and accountability. Alright? Five-years ago, CCNW/SW was supposed to go from Tennessee Street to south of Orange Avenue; it was funded, we were promised it all at meetings, ah…it was on a web page… we all went home because it was all set up. And then behind our backs they started yanking money from the project and guess where it went? To Cascades Park. How come everybody in this room has got their head in the sand at Cascades Park? You get one ounce of extra money, where does it go? It goes to G** d*** Cascades Park.” Mr. Taylor and Mr. Tedder interrupted noting that language of that sort would not be tolerated. Mr. Gibby stated, “Excuse me, I’m sorry. So, what I would like to propose, if there are these extra funds that may be coming up from the sales tax dollars, could we please consider putting them back to the project that they were chopped from, okay? Money kept being funneled out of our project; we got a shortened construction limits, and we keep sticking all the money in Cascades Park. Cascades Park is gorgeous. But let’s not forget about our previous commitments. Thank you and excuse my G-word.”

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<th>Items From Members Of The Committee</th>
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<td>There were none.</td>
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Adjourn

The meeting adjourned by consensus at 6:35 pm.
#2.

Capital Circle Southeast: Woodville Highway to Crawfordville Road – Construction Update
Agenda Item

SUBJECT/TITLE: Capital Circle Southeast: Woodville Highway to Crawfordville Road – Construction Update

Date: March 26, 2012
Contact Person: Dave Snyder

Requested By: Blueprint 2000 Staff
Type of Item: Information

STATEMENT OF ISSUE:
This agenda item updates the Board as to the status of the Capital Circle corridor project from west of Woodville Highway to east of Crawfordville Road.

SUPPLEMENTAL INFORMATION:
The project bid of $8,620,742 is sufficient to construct the seven-lane roadway from west of Woodville Highway to just east of Crawfordville Road, and to fund the Construction, Engineering and Inspection (CE&I) services. The project is funded through funding from the American Recovery and Reinvestment Act (ARRA).

The project Groundbreaking Ceremony was held on Tuesday, May 3, 2011. This design-build project is being designed by Greenhorne & O’Mara and constructed by C.W. Roberts, Inc. Atkins is the CE&I consultant.

As of January 20, 2012, both directions of traffic have been shifted to the new eastbound roadway.

The project is expected to be complete by August 2012.

RECOMMENDED ACTION:
No action required. Provided for information only.

ATTACHMENT(S):
None.
#3.

Capital Circle Northwest/Southwest: South of US 90 to North of Orange Avenue – Advertisement for Construction
STATEMENT OF ISSUE:
This agenda item informs the committees that the Capital Circle NW/SW project from south of West Tennessee Street to north of Orange Avenue has been advertised for construction.

SUPPLEMENTAL INFORMATION:
Construction Bids: The project was advertised for bid on January 8, 2012. A mandatory Pre-Bid Conference was held on January 26. Construction bids are due by 2:30 pm, March 20, 2012.

Blueprint staff will review the bids received. If the low bid is within the budgeted amount approved by the IA, then the bid will be forwarded to the Federal Highway Administration (FHWA) for approval. Then a contract will be negotiated and executed by the IMC. The Contractor Notice to Proceed should be issued by May or June. The project is anticipated to take nearly 3 years to build.

Project Funding: The Board was advised at their June 20, 2011, meeting that the project construction limits would be based on total available construction funding, current right-of-way constraints, and the need to encumber previously allocated federal funds. The total funding currently available for construction, CE&I, and contingency is $52,280,000 as noted below:

- $ 34,790,909  Blueprint 2000
- $ 8,189,091  SAFETEA-LU Federal Earmark
- $ 9,200,000  Additional FDOT Funding - Specifically to construct the SR 20 intersection
- $ 100,000  COT Share of Pump Station 77 Demolition and Sewer Construction
- $ 52,280,000  Total

Project Limits: The construction project limits will extend from south of US 90 to approximately 1,300 feet north of Orange Avenue. All wetland impacts and associated mitigation for the project will be completed during the initial phase of construction in conformance with local, state, and federal permits.
Previous IA Action:  At its June 20, 2011, meeting, the Board approved the following:

Authorize Staff to initiate a low-bid procurement process to construct from US 90 (Tennessee Street) to north of SR 371 (Orange Avenue).

1. If the low bid is less than $52.3 million**, authorize the Intergovernmental Management Committee to award a contract to the low-bid Contractor.

2. If the low bid is more than $52.3 million**, then authorize staff to bring this item back to the IA for guidance.

** Including Pump Station 77 Demolition and Sewer Construction costs but excluding COT water/sewer utility work.

The Federal Highway Administration authorized the project, including Federal funding, on December 19, 2011. FDOT issued the Notice to Proceed for construction on December 22, 2011.

OPTIONS:  
For information only.

TCC and CAC Action:  
No action requested from the Committees.

RECOMMENDED ACTION:  
No action requested.

ATTACHMENT(S):  
None.
#4.

Franklin Boulevard Flood Relief and Roadway Project Update
Agenda Item

SUBJECT/TITLE: Franklin Boulevard Flood Relief and Roadway Project Update

Date: March 26, 2012  Requested By: Blueprint 2000 Staff
Contact Person: Marek Romanowski/Wayne Tedder  Type of Item: Information

STATEMENT OF ISSUE:
The purpose of this agenda item is to update the Committees and the Board on the status of the Franklin Boulevard Flood Relief and Roadway Project.

SUPPLEMENTAL INFORMATION:
A special Intergovernmental Agency meeting was held on November 14, 2011, to discuss the ultimate roadway cross-section to be constructed once the box culvert improvements were completed.

The Board approved the two-lane option with the following action:

Option 1: Based on input received from the community at the October 27, 2011 Public Meeting with more than 80 percent of meeting attendees preferring Option C, authorize Blueprint to redesign Franklin Boulevard with the following design criteria:

- Two 11-foot travel lanes; 4-foot bicycle lanes on each side; 5-foot sidewalk on east side (6-feet when adjacent to the back of curb) and 10-foot trail on west side (see Attachment 1, typical section).
- Provide enhanced intersections for pedestrians, e.g. crosswalks, striping, appearance, etc.
- Provide improvements to drainage system to collect side street/backyard flow.
- Maintain dual lefts at Tennessee Street – drop one southbound lane near Call Street.
- Roundabouts were evaluated and since they would require right-of-way acquisition, they cannot be provided with this project.
- Provide left turn lanes on Franklin Boulevard for northbound and southbound traffic at Park Avenue, for northbound traffic at College Avenue, and for southbound traffic at Jefferson Street.
- Provide Landscaping and trail lighting where suitable.

Authorize the Blueprint Director to transfer an additional $1,365,000 from Capital Cascade Trail - Segment 3 project to fund the Franklin Boulevard Flood Relief Project shortfall and to advance fund CRTPA sidewalk improvements. In addition, authorize the IMC to negotiate a Construction Change Order with the selected construction firm. The total not-to-exceed project authorization is $7,865,000.
**Additional Information:**

- Bids for the originally planned project (installing the box culvert and replacing the roadway) were received on November 8, 2011. The low bid of $5,400,000.00 was received from M of Tallahassee, Inc. (M, Inc.).
- The contract with M, Inc. was executed on December 16, 2011. A Limited Notice to Proceed was issued to allow M, Inc. to assist in the coordination of utility relocations and in the Maintenance of Traffic Plan.
- Genesis Group is currently revising the design plans based on the adopted two-lane cross section.
- A change order to the contract with M, Inc. will soon be executed covering the cost of the box culvert, revised two lane roadway design, and associated improvements.
- Several permits still need to be applied for and issued.
- Utility relocations (overhead electric, gas, and sanitary sewer) have been initiated by the City of Tallahassee, and are expected to be complete by early March.
- The southbound lanes of Franklin Boulevard were closed to traffic on January 9. The northbound lanes have been restriped, signal heads relocated, signage installed, and two-way traffic is now using the northbound lanes between Tennessee Street and Jefferson Street. (see Attachment 2)
- The CRTPA amended the Transportation Improvement Program on January 23, 2012, to include federal “SU” funding (SU is designated to Urban Areas) for the sidewalk and trail components of the project. Blueprint will be refunded $700,000 in FY 2016 for advance funding these elements during project construction. The sidewalk and trail construction may need to be under a separate contract due to issues related to the Federal dollars. A Local Agency Program (LAP) Agreement is being executed between Blueprint and FDOT.

**Easement Donations:**

Blueprint researched eight properties where guy wires were to be relocated on the Franklin Boulevard Flood Relief Project and where easements were required. Blueprint staff approached the property owners and asked if they would consider donating the easement so that the project could move forward in a timely manner. The affected property owners are as follows:

- Johnnie and Patsy Camechis
- Florida Bar Building Corporation
- Lafayette Condominium Homeowner’s Association, Inc.
- Charlene Carres
- Jimmy C. Creamer
- John R. Wise
- Jerald A. Wise
- John W. Butler Revocable Trust, c/o Jo Ann S. Butler

Blueprint prepared a Right of Entry & Agreement to Convey Property for the Franklin Boulevard Flood Relief Project and met with all affected property owners and discussed where the installation of the guy wire would go to support the relocated electric poles and to construct the
multi-use trail as part of the project. During the meetings all affected property owners expressed support for the project and have signed the agreement to execute and convey permanent utility easements without compensation. Blueprint would like to express its sincere appreciation to these property owners for their support of the project and contribution of the needed easements.

OPTIONS:
For information only; no action is requested.

RECOMMENDED ACTION:
No action is requested.

ATTACHMENTS:
Attachment 1: Franklin Boulevard Two-lane Cross-section
Attachment 2: Franklin Boulevard New Traffic Pattern
FRAKLIN BOULEVARD ROADWAY IMPROVEMENTS
OPTION C - TYPICAL SECTION

- 5' Sidewalk (East Side Only)
- Street Lighting TBD
- Electric Lines Remain Overhead
- 10' Multi-Use Trail
- 4' North and South Bike Lanes
WESTSIDE (SOUTHBOUND) LANES CLOSED TO THRU TRAFFIC

EASTSIDE LANES OPEN TO NORTH & SOUTHBOUND TRAFFIC

CLOSED TO ALL TRAFFIC

CLOSED TO THRU TRAFFIC
OPEN TO LOCAL RESIDENTS, TRASH COLLECTION, & EMERGENCY VEHICLES (SOUTHBOUND ONLY)

OPEN TO SOUTHBOUND
OPEN TO NORTHBOUND
OPEN TO SOUTHBOUND
OPEN TO NORTHBOUND

LEGEND

Cross Streets to Remain Open
#5.

IA Meeting Minutes:

September 19, 2011
and November 14, 2011
Commissioner Bryan Desloge called the meeting to order at 5:03 pm.

I. AGENDA MODIFICATIONS

Mr. Tedder stated that there were no agenda modifications.
II. CITIZEN’S ADVISORY COMMITTEE (CAC) CHAIRMAN’S REPORT

Mr. Lamar Taylor, Chairman of the CAC, stated that the Citizens Advisory Committee had met twice since the last IA meeting and that the Board had copies of the minutes in their Agenda. He further stated that the CAC had met to discuss the Management Review and Reorganization of Blueprint 2000 and that the members had a chance to voice their opinions and recommendations as outlined in the July 21, 2011, CAC meeting minutes. Mr. Taylor reviewed and reiterated the points outlined in the CAC minutes.

Mr. Tedder stated that there was one speaker on item #3 of the informational items.

III. INFORMATION ITEMS

1. CAC Meeting Minutes (June 2, 2011, and July 21, 2011 (Special Meeting))
   This item was presented as informational only.

2. Capital Cascades Trail – Segments 1 and 3: Construction Engineering and Inspection (CE&I) Services
   This item was presented as informational only.

   Commissioner Gillum moved staff’s recommendation. Commissioner Dozier seconded the motion. The motion carried 9-0

Mr. John Gibby stated that he lives on Gum Road. He provided the Board with materials from past meetings and from his Public Records requests, and stated that he wanted to point out discrepancies in the Blueprint 2000 budget. Mr. Tedder stated that he had spent an extensive amount of time addressing Mr. Gibby’s questions and concerns with the City accounting department and that all of Blueprint’s funds are accounted for.

3. Capital Circle NW/SW Update: US 90 to Orange Avenue
   This item was presented as informational only.

   Commissioner Gillum moved staff’s recommendation. Commissioner Miller seconded the motion. The motion carried 9-0
IV. CONSENT ITEMS

4. IA Meeting Minutes: June 20, 2011

RECOMMENDED ACTION:
Approve minutes as provided.

5. Proposed 2012 IA, TCC and CAC Meeting Schedules

RECOMMENDED ACTION:
Option 1: Approve the dates as presented.

6. Capital Circle SW PD&E Study and CCSW Design From Orange Avenue to Springhill Road

RECOMMENDED ACTION:
Option 1: Authorize the Intergovernmental Management Committee to negotiate a contract with Kimley-Horn and Associates for design of Capital Circle Southwest from Orange Avenue to Springhill Road. The Kimley-Horn contract (including 10% for project contingency) and the Blueprint GEC project management costs are not to exceed $2.7 million.

7. Smokey Hollow Design Committee

RECOMMENDED ACTION:
Option 1: Concur in the development of the Smokey Hollow Design Committee.

8. Citizens Advisory Committee Appointments

RECOMMENDED ACTION:
Option 1: Approve the following nominations:
- Representative from the EECC: Henree Martin
- Representative from the Planning Commission: Daniel Parker
- Representative from the Disabled Community: David Jones
- Representative from the Education Community: Dr. Andrew Chin
- Representative from the EECC-Planner: Tom O’Steen
  - Approval of Tom O’Steen includes the required IA waiver of the potential conflict of interest.

Commissioner Dozier moved staff’s recommendation. Commissioner Sauls seconded the motion. The motion carried 9-0
V. PRESENTATIONS/ACTIONS/DISCUSSIONS

9. Franklin Boulevard Flood Relief Project Update and Funding Authorization Modification

Mr. Tedder stated that HUD had provided $4.2 million in federal disaster relief toward the Franklin Boulevard project. He stated that after design, $3.6 million remained for construction, however, the development of the design and additional site investigations revealed that the project would require an additional $1,800,000, which brings the current cost estimate for those base activities to $5,400,000 (including 20% contingency and CE&I). Mr. Tedder further reiterated the information that was provided in the agenda item. He stated for the record that these options would not eliminate the flooding on Franklin Blvd, however there would be significant reduction in level and frequency. He mentioned that the DCA was requiring that the project get underway and be completed by July 2012 which forces Blueprint to make decisions quickly and get the project out to bid. Mr. Tedder stated that this is only the first phase of the project and that once it was completed staff could look at the side street conditions and Leon High School flooding issues and that the amenities would be addressed in the last phase of the project.

Mr. Tedder stated that Blueprint 2000 has applied to DCA for an additional $1.65 million of HUD Disaster Relief grant funding for Capital Cascades Segment 3, between Monroe and South Adams because this portion must be completed along with Franklin Blvd. He stated that there was verbal approval of this funding and it has been included in the Capital Improvement Plan (CIP).

There was further discussion of the options and the constraints due to the time deadlines and funding.

Commissioner Desloge stated that funding discussion of Item #9 needed to be postponed until after the public hearings on the Blueprint 2000 budgets.

VI. PUBLIC HEARING: 5:30 pm

Mr. John Gibby stated that he wanted to insure that the correct operating budget totals were provided to the Board members since the item had been corrected prior to the meeting. Mr. Tedder stated that the Board had been provided with the updated information.

12. Adoption of the FY 2012 Blueprint Operating Budget and Resolution No. 2011-11

Mr. Tedder reiterated the information that was provided in the agenda item. He pointed out the operating budget savings that have, in part, resulted from the departure of the former Executive Director and the Finance Manager. He asked that these remaining funds be used to assist the Parks and Recreation department with the improvements to establish a maintenance facility for Capital Cascades Park. He stated that the preliminary estimates for this were between $200,000 and $230,000.
RECOMMENDED ACTION:

Option 1: Adopt the FY 2012 Blueprint Operating Budget as presented and approve the FY 2012 Operating Budget Resolution (Resolution No. 2011-11).

Mr. Tedder read Resolution No. 2011-11 into the record.

Commissioner Dozier moved staff’s recommendation including transferring the remaining FY 2011 funds to the Parks and Recreation for the maintenance facility. Commissioner Miller seconded the motion. The motion carried 9-0

13. Adoption of Fiscal Year 2012-2016 Blueprint Capital Improvement Plan (CIP), Budget Resolution No. 2011-12, and the 2012-2020 Net Sales Tax Allocation Plan

Mr. John Gibby stated that he was in favor of the CIP and he provided the Board with documents that are now a part of the IA records. He stated that there were errors to the budget that were outlined in the information that he provided and he read the documents into the record.

Mr. Tedder stated that there were four attachments to the CIP and he explained each of them and the resolution. He discussed the status of the projects.

Commissioner Miller stated that she was concerned with the reallocation of the water quality funds that are being moved away from Capital Cascades Segment 4 and eliminated or moved into other projects. She stated that she had read the CAC minutes and pointed out the discussion to allocate funds back into water quality projects when funds become available.

Mr. Tedder stated that he noted that there are five projects that have been completed. He stated that it was his intention to bring back to the CAC for recommendation and the IA for final decision on where the remaining funds in these projects would be reallocated. He mentioned that staff would bring this issue before the Board in February or June of 2012.

There was discussion of the cost for the design and construction of segment 4. Mr. Tedder stated that until the design was complete that there was no estimate of the cost for segment 4. Commissioner Ziffer stated that he agreed with Commissioner Miller.

RECOMMENDED ACTION:

Option 1: Adopt the FY 2012-FY 2016 Blueprint Capital Improvement Plan, appropriate FY 2012 of the Capital Improvement Plan, and adopt Resolution No. 2011-12 (Attachment 1).

Mr. Tedder read Resolution No 2011-12 into the record.

Commissioner Ziffer moved staff’s recommendation. Commissioner Dozier seconded the motion. The motion carried 9-0
The public hearing on the budgets was closed and the Board returned to discussion of item #9.

9. Franklin Boulevard Flood Relief Project Update and Funding Authorization Modification

Commissioner Akinyemi stated that he realized that there was a shortfall in the budget for this segment of the project. He asked what the game plan was to making up these funds. Mr. Tedder stated that staff was requesting that the Board authorize expenditure of $1,800,000 from sales tax proceeds. Commissioner Akinyemi asked for clarification on the scope of the work. Mr. Tedder stated that a box culvert would be installed south of Tennessee St. that would run the length of Franklin Blvrd from Tennessee St to Pensacola St. Mr. Tedder noted that one option was to move the northbound lanes to the west, providing an area to install a sidewalk on the east side of Franklin, pending funding.

There was further discussion on whether the installation of the box culvert would eliminate the flooding at Leon High and on the side streets in the area.

Commissioner Desloge called for the public speakers.

Mr. Chris Moore stated that he ran the neighborhood watch in the area and that he was concerned with pedestrian access to the park and the neighborhood. He further stated that he didn’t feel that one sidewalk would be enough.

Kathleen McGlynn stated that she has lived next to Franklin Blvd for 25 years and that her concern was the speed of the vehicles, the lack of sidewalks and sewage that backs up caused by the flooding. She mentioned that the design of the roadway has changed several times.

Johan van Tal stated that he was there to represent the cycling community and that bike lanes would be crucial in this area because there were very few in the area. He stated that he favored making the roadway a two-lane.

Ryan Smith stated that he was concerned with the pedestrian access and crosswalks in the area because it is a very dangerous area to walk.

James Smart stated that he was concerned with the mixed use lanes for bicycle access. He further stated that he was in favor of the two-lane option so that it would be more of a residential street than a thoroughfare.

Ken Foster stated that he also favored the two-lane option because of the pedestrian access. He stated that he currently wouldn’t allow his children to walk along this road because of the danger.

Joe Schreiber stated that he was concerned with the flooding in the area.
Kelly Layman stated that she had previously spoken to the Board regarding the Franklin Boulevard box culvert project. She further stated that she was concerned with the changes that are taking place to the design in such a short time.

Commissioner Dozier stated that she appreciated the citizens who came out to speak on the item. She stated that she was in favor of the two-lane option because it will allow pedestrian and bike lanes without losing the money from DCA.

_Commissioner Proctor was present from this point forward._

Mr. Tedder stated that there was an upcoming community meeting to provide the opportunity for more input.

There was further discussion of previous decisions made by the Board and the approved design of the roadway.

**RECOMMENDED ACTION:**

**Option 1A:** Authorize the advertisement for Construction Services for the Franklin Boulevard Flood Relief Project at a cost not to exceed **$5,400,000** ($1,800,000 more than currently authorized), which includes 20% for CE&I services and project contingency.

1. Authorize the Intergovernmental Management Committee to advertise, negotiate and award a contract with the selected construction firm and if negotiations are unsuccessful be authorized to move to the next firm in sequence.
2. Authorize the IMC to negotiate and approve a scope and fee with the CE&I firm selected under a separate procurement.

**Option 1B:** Based on input received through TCC members and City/County staff, authorize Blueprint to redesign the northbound roadway 10 feet to the west (at a cost of up to **$200,000**) which will accommodate a 10-foot wide inside lane, 13-foot wide outside lane and a future 6-foot sidewalk, and negotiate a Construction Change Order with the selected construction firm at a cost not to exceed **$700,000**, bringing the total authorization to **$6,300,000**. Direct staff to work with the CRTPA to identify a funding source for the sidewalk on the east side.

_Commissioner Akinyemi moved staff recommendation Option 1A and Option 1B and for staff to come back to the Board with recommendations to complete the project._

Commissioner Dozier stated that she supported the two-lane option and that she would encourage staff to follow the proper procedures to put this option on the table. She stated that she wanted to make sure that the community had the opportunity to provide input on the new design given the short amount of time to spend the money for the box culvert and get the project completed.

Mr. Tedder stated that there would be an Open House regarding Franklin Boulevard on October 27, 2011 at 5:00 pm. The meeting will be held at the Brokaw- McDougall House.
There was further discussion of the traffic studies and what steps the Board needed to take to move the project forward. Mr. Tedder stated that what staff recommended allowed the project to move forward and that the request for bids would be going out the following weekend with the current approved design. He further stated that once a decision was made on the design of the roadway that the project could be changed using change orders.

Commissioner Dailey seconded the motion. **The motion carried 10-0.**

*Commissioner Dailey left the meeting at this point.*

10. **Approval of Resolution No. 2011-13 Authorizing Issuance of Not to Exceed $40,000,000 Leon County-City of Tallahassee Blueprint 2000 Intergovernmental Agency Refunding Sales Tax Revenue Bonds, Series 2011**

Mr. Tedder stated that the opportunity to refinance the Blueprint 2000 Bonds and save approximately $2,000,000 had presented itself and that staff had worked with the City Treasurer Clerk’s office.

**RECOMMENDED ACTION:**

**Option 1:** Approval of Resolution No. 2011-13.

Commissioner Maddox moved staff recommendation. Commissioner Gillum seconded the motion.

Mr. Gibby stated that there were two different agenda items for this item. Mr. Tedder stated that there was a placeholder page in the agenda package originally and that staff had provided the Board with a modification to the agenda prior to the meeting.

Ms. Kelly Layman stated that she would like to applaud staff for their work on this and saving the citizen’s the money.

**The motion carried 9-0.**

11. **Cascades Park Update**

Gary Phillips, project manager, provided the Board with a presentation which included photos of the progress of Capital Cascades Park. He mentioned that there would be a community tour of the park on Saturday, November 5, 2011 at 10:00 am.

**RECOMMENDED ACTION:**

No action requested; presented for information only.
Commissioner Dozier stated that she would be requesting that the County Commission and the Tourist Development Council allocate money from the Bed Tax funds set aside for the Performing Arts Center to be used for the shade structure over the amphitheater.

VII. CITIZENS TO BE HEARD

Charles Stratton, Eminent Domain Attorney, stated that he understood that there was a new relocation policy for the FAMU Way project which doesn’t comply with the federal requirements. He stated that using this policy would jeopardize the project from receiving federal funding.

Mr. John Gibby stated that he did a financial audit of the Blueprint 2000 program and he provided the Board with documents that are on record.

Commissioner Proctor stated that he had questions regarding the relocation policy and whether it jeopardized federal money. He stated that he would like a report regarding Mr. Stratton’s comments. He also mentioned that one of his constituents was being required to provide proof of payment of his rent in order to be reimbursed.

Commissioner Proctor stated that he wanted to make sure that the Blueprint 2000 program utilized the local preference policy.

VIII. ITEMS FROM MEMBERS OF THE COMMITTEE

IX. ADJOURNMENT

There being no further business, Chairman Desloge adjourned the meeting at 7:48 pm.

APPROVED: ATTEST:

Bryan Desloge Shelonda Meeks
Chairman of Blueprint 2000 IA Secretary to Blueprint 2000 IA
Commissioner Bryan Desloge called the meeting to order at 2:30 pm.

I. AGENDA MODIFICATIONS

Mr. Tedder stated that there were no agenda modifications.
II. INFORMATION ITEMS

There were no informational items.

III. CONSENT ITEMS

There were no consent items.

IV. PRESENTATIONS/ACTIONS/DISCUSSIONS

1. Franklin Boulevard Flood Relief Project Update and Roadway Options

Mr. Gary Phillips provided the Board with a presentation, including historical information on the Franklin Boulevard typical section approved by the IA in 2005. He stated that the Board previously authorized the advertisement for Construction Services for the Franklin Boulevard Flood Relief Project for a total authorization of $6,300,000. Staff was directed to address citizen’s issues on sidewalks, bike lanes, and the number of travel lanes. Blueprint 2000 advertised and conducted a public meeting on October 27, 2011, where three roadway cross-section options were presented. Mr. Phillips reviewed the information that was provided to the Board in the agenda materials of all options and costs of each. He stated that more than 80% of those in attendance at the public meeting preferred “Option C” which includes two 11 foot travel lanes; 4 foot bicycle lanes on each side; 5 foot sidewalk on east side and 10 foot trail on west side. He requested that the Board authorize the Blueprint Director to transfer an additional $1,365,000 from the Capital Cascade Trail - Segment 3 project to fund the Franklin Boulevard Flood Relief Project shortfall and to advance-fund the sidewalk improvements, which would be repaid in the future by the CRTPA. In addition, authorize the IMC to negotiate a Construction Change Order with the selected construction firm. The total not-to-exceed project authorization is $7,865,000.

Commissioner Gillum asked how transferring the $1,365,000 would affect Segment 3. Mr. Tedder stated that no project cost had been identified for Segment 3 because the project was still in the design phase. There was further discussion of the estimated costs for Segments 1, 3, and 4. The order of the construction of the segments was discussed. Mr. Tedder stated that the price for the project increased due to the deadline for the completion of the project. He let the Board know that there were projects that had been completed where funds still remained that could be used in the future on the remaining segments.

Commissioner Akinyemi asked why it was necessary to remove the South bound lane once the box culvert was installed. He also asked that staff see if there was any flexibility in the HUD deadline for completion of the project. Mr. Phillips referred to Attachment #5 which showed that due to the left turn lane that would be constructed at several locations, that the west edge of the alignment would extend and encroach into the current south bound roadway.

Commissioner Gillum stated that he didn’t want to see the funds moved from Segment 3 and that the funds be taken from the completed and closed projects that Mr. Tedder mentioned.
There was further discussion of where to move the funds from into the project. Mr. Tedder stated that he recommended moving the money from the remaining Capital Circle NW (N1) project.

*The floor was opened for public comment.*

Mr. Dennis Barton stated that there was no question that Franklin Blvd needs to be fixed. He stated that he supported the four-lane option and that the traffic counts where very high in this area. He further stated that the decision should be based upon the future needs of the roadway.

Jim Smart stated that Franklin Blvd was only backed-up during rush hour in the morning and in the evening and otherwise it is very lightly traveled. He stated that he supported the two-lane option and that it was most in keeping with being a gateway to Capital Cascades Park.

Zach Finn stated that he supported the two-lane option and that it was the most pedestrian friendly.

Tom Proctor, Jr. stated that he was a cyclist and that he supported the two-lane option because it was more bike friendly. He stated that this is the only option that would allow him to bring his kids along on his bike rides.

Sean Singleton stated that he was in support of the two-lane option, however he was concerned with the increase in traffic on the other streets. He suggested that speed humps be installed on some of the roadway. He expressed concern for the cost of the utility installations.

Joe Schrieber stated that he supported the two-lane option. He stated that the other options would be very costly and this option would be a good compromise.

Frank Terraferma stated that he also supported the two lane option and that it would be the safest and most cost effective option.

Grayal Farr stated that he supported the two-lane option and he was speaking on behalf of two other residents of his neighborhood.

John Gibby provided the Board with materials which are not on record with Blueprint 2000 and presented a PowerPoint presentation. He stated that he didn’t want to speak specifically about Franklin Blvd., but that there needed to be transparency of the projects and insuring that there were no secret or closed door meetings. He discussed the Florida Sunshine Law and his belief that money was moved from Capital Circle NW/SW.

Commissioner Mustian stated that in the original EECC meetings the two-lane option was discussed, however due to the traffic demands the committee recommended remaining with the four-lane option. He further mentioned that he was now persuaded to support the two-lane option due to the pedestrian and bicycle accessibility.
**RECOMMENDED ACTION**

**Option 1:** Based on input received from the community at the October 27, 2011 Public Meeting with more than 80 percent of meeting attendees preferring Option C, authorize Blueprint to redesign Franklin Boulevard with the following design criteria:

- Two 11ft. travel lanes; 4ft. bicycle lanes on each side; 5 ft. sidewalk on east side and 10ft. trail on west side (see attached typical section).
- Provide enhanced intersections for pedestrians, e.g. crosswalks, striping, appearance, etc.
- Provide improvements to drainage system to collect side street/backyard flow.
- Maintain dual lefts at Tennessee Street – drop one southbound lane near Call Street.
- Roundabouts were evaluated and since they would require right-of-way acquisition, they cannot be provided with this project.
- Provide left turn lanes on Franklin Boulevard for northbound and southbound traffic at Park Avenue, for northbound traffic at College Avenue, and for southbound traffic at Jefferson Street.
- Provide Landscaping and trail lighting where suitable

Authorize the Blueprint Director to transfer an additional **$1,365,000** from Capital Cascade Trail - Segment 3 project to fund the Franklin Boulevard Flood Relief Project shortfall and to advance fund CRTPA sidewalk improvements. In addition, authorize the IMC to negotiate a Construction Change Order with the selected construction firm. The total not-to-exceed project authorization is **$7,865,000**.

**Commissioner Mustian moved staff recommendation.** Commissioner Dozier seconded the motion.

Mr. Tedder pointed out that the staff recommendation requested that money be moved from Capital Cascades Segment 3. He stated that money was allocated to projects on an annual basis with an agenda item that came before the Board for approval. Commissioner Mustian asked if there could be an agreement that when new money was obtained for the program that it be used to replenish the projects that needed to be completed. Commissioner Maddox stated that he agreed.

Mr. Tedder stated that there were several options for how to fund the project and replenish funds that are moved: when funds become available from interest, moving from projects that have been completed, or reallocating funds on an annual basis. He pointed out that any of the reallocation options would be brought back to the Board for approval.

There was further discussion of the benefits of the two-lane options, the cost of the utilities for the project, and the locations of crosswalks and turn lanes.

Commissioner Dozier pointed out that the one thing that was missing from the project is the landscaping of the project and that the Apalachee Parkway bridge overpass was an eye soar.

The motion carried 8-0.
V. CITIZENS TO BE HEARD

VI. ITEMS FROM MEMBERS OF THE COMMITTEE

VII. ADJOURNMENT

There being no further business, Chairman Desloge adjourned the meeting at 3:40 pm.

APPROVED: 

________________________   __________________________
Bryan Desloge            Shelonda Meeks
Chairman of Blueprint 2000 IA     Secretary to Blueprint 2000 IA

ATTEST:

________________________
Shelonda Meeks
Secretary to Blueprint 2000 IA
#6.

June 2012 IA Meeting Date Change
SUBJECT/TITLE:  June 2012 IA Meeting Date Change

Date: March 26, 2012
Requested By: Blueprint 2000 Staff
Contact Person: Shelonda Meeks
Type of Item: Consent

STATEMENT OF ISSUE:
This item requests that the date of the June IA meeting be changed from June 18 to June 25.

After the Board approved the meeting dates for 2012, it was discovered that the June date conflicted with the Florida Association of Counties Annual Conference, requiring the date be changed. The CRTPA has changed their June meeting to the 25th to avoid this conflict.

Intergovernmental Agency (Tallahassee City Commission Chambers)
• Monday, February 27, 2012, from 3:00-5:00 pm (cancelled)
• Monday, March 26, 2012, from 3:00-5:00 pm (as rescheduled)
• **Monday, June 25, 2012, from 3:00-5:00 pm**
• Monday, September 24, 2012, from 5:00-8:00 pm (FY 2013 Budget Public Hearing at 5:30 pm)

OPTIONS:
Option 1: Approve the June 25, 2012, date for the IA.
Option 2: Board Guidance

Action by TCC and CAC:
No action requested.

RECOMMENDED ACTION:
Option 1: Approve the June 25, 2012, date for the IA.
#7.

Coal Chute Pond: Authorization to Advertise, Negotiate, and Award the Construction Contract
Agenda Item

SUBJECT/TITLE: Coal Chute Pond: Authorization to Advertise, Negotiate and Award the Construction Contract

Date: March 26, 2012
Contact Person: Gary Phillips

Requested By: Blueprint 2000 Staff
Type of Item: Consent

STATEMENT OF ISSUE:
The purpose of this agenda item is to request authorization from the IA to advertise, negotiate and award a contract to construct a four (4) acre regional stormwater facility known as Coal Chute Pond.

SUPPLEMENTAL INFORMATION:
This project is currently in the design phase with Final Construction Plans and Permits scheduled to be completed or obtained in March 2012. Blueprint 2000 has budgeted for Construction and Construction Engineering and Inspection (CEI) services.

The proposed Coal Chute Pond Project, to be located immediately west of Railroad Square, is a downtown regional stormwater facility that will be an integral part of the proposed redevelopment of central Tallahassee. The pond will be an offline facility that provides retrofit stormwater treatment for a 50-acre basin and aids in flood control for the watershed. The pond will also allow redevelopment stormwater capacity to be allocated for future use by redevelopment along the Gaines Street corridor, within the adjacent Railroad Square, and along the future FAMU Way corridor. Coal Chute Pond will be located on 10 parcels acquired by Blueprint, using, in part, funds provided by the Community Redevelopment Agency. The estimated construction cost is $1,562,000; construction should begin by June and be complete in 120 days.

Funding Agreement: Based on the Coal Chute Pond stormwater capacity that will be allocated to the City of Tallahassee project’s and future redevelopment, Blueprint 2000 will enter into a Cost Sharing Funding Agreement with the City of Tallahassee to request approximately 42% of the total project cost.

OPTIONS:
Option 1: Authorize the advertisement for Construction Services for the Capital Cascade Trail – Coal Chute Pond Project at a cost not to exceed $2,100,000 which includes approximately 20% for project contingency and approximately 10% for CEI services.
   1. Authorize the Intergovernmental Management Committee to advertise, negotiate and award a contract with the selected construction firm and if negotiations are unsuccessful be authorized to move to the next firm in sequence.
2. Authorize the IMC to negotiate and approve a scope and fee with the previously selected CEI firm (Parsons Brinckerhoff, Inc.).

**Option 2:** Board Guidance.

**RECOMMENDED ACTION:**
**Option 1:** Authorize the advertisement for Construction Services for the Capital Cascade Trail – Coal Chute Pond Project at a cost not to exceed $2,100,000 which includes approximately 20% for project contingency and approximately 10% for CEI services.

1. Authorize the Intergovernmental Management Committee to advertise, negotiate and award a contract with the selected construction firm and if negotiations are unsuccessful be authorized to move to the next firm in sequence.
2. Authorize the IMC to negotiate and approve a scope and fee with the previously selected CEI firm (Parsons Brinckerhoff, Inc.).

**Action by TCC and CAC:**
This item was not presented to the TCC, however, TCC members are aware of the project’s status and near-term construction. The Construction Invitation to Bid Package will be reviewed by the TCC. The CAC was advised of the upcoming request for construction bids at their February meeting.

**ATTACHMENT(S):**
Attachment 1: Landscape Plan
#8.

Acceptance of FY 2011 Comprehensive Annual Financial Report (CAFR) and Appropriation of FY 2011 Operating Fund Balance
Agenda Item

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<tr>
<td>Date: March 26, 2012</td>
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<tr>
<td>Contact Person: Wayne Tedder</td>
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**STATEMENT OF ISSUE:**
This item is to present to the Intergovernmental Agency Board Blueprint’s Comprehensive Annual Financial Report (CAFR) for the year ended September 30, 2011, and the appropriation of FY 2011 encumbrances and unexpended operating budget funds.

**SUPPLEMENTAL INFORMATION:**
The Comprehensive Annual Financial Report of the Blueprint 2000 program for the year ended September 30, 2011, has been completed is presented to the Board. In addition to the financial statements, the report includes the opinion of the external auditors, their management letter, and the auditor’s reports on compliance and internal controls. The draft management letter was presented to the Citizens Advisory Committee at their February 9, 2012, meeting for discussion. It should be noted, as in previous years, the Agency received an unqualified opinion from the external auditors, Carr, Riggs and Ingram.

At the end of the fiscal year, $6,711,944 remained unexpended. $29,234 is encumbered for contracts, and $6,682,710 is available for transfer to the Capital Projects Fund. Staff is requesting the Board approve an increase in the FY 2011 adopted budget of $29,234 for outstanding encumbrances and $6,682,710 for transfer to the Capital Projects Fund as shown below.

<table>
<thead>
<tr>
<th>Amount</th>
<th>Description</th>
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<tbody>
<tr>
<td>$23,346,960</td>
<td>Approved FY 2012 Operating Budget</td>
</tr>
<tr>
<td>29,234</td>
<td>FY 2011 Carryover for Encumbrances</td>
</tr>
<tr>
<td>6,682,710</td>
<td>FY 2011 Unexpended Balance transfer to Capital Projects Fund</td>
</tr>
<tr>
<td><strong>$30,058,904</strong></td>
<td><strong>Total FY 2012 Amended Budget</strong></td>
</tr>
</tbody>
</table>

**Options:**
Option 1: Accept the FY 2011 CAFR and approve additional appropriation to the FY 2012 Operating Budget of $29,234 for encumbrances and $6,682,710 for transfer to the Capital Projects Fund.

Option 2: Provide alternate direction to staff.
RECOMMENDED ACTION:
Accept the FY 2011 CAFR and approve additional appropriation to the FY 2012 Operating Budget of $29,234 for encumbrances and $6,682,710 for transfer to the Capital Projects Fund.

ATTACHMENTS:
Attachment 1: Management Letter
Attachment 2: FY 2011 CAFR document (to be provided)
BOARD OF DIRECTORS
Leon County-City of Tallahassee Blueprint 2000 Intergovernmental Agency
Tallahassee, Florida

We have audited the financial statements of the governmental activities and each major fund of the Leon County-City of Tallahassee Blueprint 2000 Intergovernmental Agency, as of and for the year ended September 30, 2011, which collectively comprise the Agency’s basic financial statements and have issued our report thereon dated February 20, 2012.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations. We have issued our Independent Auditors’ Report on Internal Control over Financial Reporting and on Compliance and Other Matters, Independent Auditors’ Report on Compliance With Requirements That Could Have a Direct and Material Effect on Each Major Federal Program and State Project and on Internal Control Over Compliance, and Schedule of Findings and Questioned Costs. Disclosures in those reports and schedule, which are dated February 20, 2012, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida. This letter includes the following information, which is not included in the aforementioned auditor’s reports or schedule:

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address significant findings and recommendations made in the preceding annual financial audit report. There were no recommendations in the preceding annual financial audit report.

Section 10.554(1)(i)2., Rules of the Auditor General, requires our audit to include a review of the provisions of Section 218.415, Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the Agency complied with Section 218.415, Florida Statutes.

Section 10.554(1)(i)3., Rules of the Auditor General, require that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.
Section 10.554(1)(i)4., Rules of the Auditor General, requires that we address violations of provisions of contracts or grant agreements or abuse that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but more than inconsequential. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)5., Rules of the Auditor General, provides that the auditor may, based on professional judgment, report of the following matters that have an inconsequential effect on financial statements, considering both quantitative and qualitative factors: (1) violations of provisions of contracts or grant agreements, fraud, illegal acts, or abuse, and (2) deficiencies in internal control that are not significant deficiencies. In connection with our audit, we did not have any such findings.

Section 10.554(1)(i)6., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information was disclosed in Note 1 to the financial statements. There were no component units of the Agency.

Section 10.554(1)(i)7.a., Rules of the Auditor General, requires a statement be included as to whether or not the local government entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Section 10.554(1)(i) 7.b., Rules of the Auditor General, requires that we determine whether the annual financial report for the Agency for the fiscal year ended September 30, 2011, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2011. In connection with our audit, we determined that these two reports were in agreement.

Pursuant to Sections 10.554(1)(i)7.c. and 10.556(7), Rules of the Auditor General, we applied financial condition assessment procedures. It is management’s responsibility to monitor the Agency’s financial condition, and our financial condition assessment was based in part on representations made by management and the review of the financial information provided the same.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of the Agency’s Board of Directors, management, the State of Florida Auditor General, and others within the Agency and is not intended to be and should not be used by anyone other than these specified parties.

Tallahassee, Florida
February 20, 2012
#9.

Capital Circle Southeast: Connie Drive to Tram Road – Right-of-Way Transfer from Blueprint 2000 to FDOT and Leon County
ITEM #9

SUBJECT/TITLE: Capital Circle Southeast: Connie Drive to Tram Road – Right-of-Way Transfer from Blueprint 2000 to FDOT and Leon County

Date: March 26, 2012  Requested By: Blueprint 2000 Staff
Contact Person: Debra Schiro  Type of Item: Presentation/Discussion

STATEMENT OF ISSUE:
This agenda item seeks approval from the Intergovernmental Agency (IA) of a resolution authorizing Blueprint 2000 to transfer by quit claim deed certain rights of way, easements and other facilities to the State of Florida, Department of Transportation, and Leon County, Florida, for roadway purposes, which are located along and adjacent to Capital Circle Southeast (CCSE) from Connie Drive to south of Tram Road. The properties to be transferred were acquired as part of Blueprint 2000’s Capital Circle Southeast Corridor Improvement Project (E-1).

SUPPLEMENTAL INFORMATION:
The Amended and Restated Interlocal Agreement dated February 1, 2003, authorizes Blueprint to acquire private property for public purposes through donation, voluntary purchase or condemnation. Upon completion of a project, Blueprint is authorized to convey the property acquired for right of way, easements or other facilities to the governmental agency having jurisdiction over the project.

Blueprint’s E-1 CCSE Corridor Improvement Project was completed in June of 2008. CCSE, also known as SR 261/US 319, is part of the state’s highway system and all rights of way acquired for the E-1 CCSE project located along CCSE must be conveyed to the Florida Department of Transportation (FDOT). Additionally, two county roads that intersected with CCSE were also improved during the project. Private property was acquired by Blueprint for improvements to both Tram Road and Old St. Augustine Road, and Blueprint must now convey those rights of way and easements to Leon County.

There are nine parcels Blueprint must convey by quitclaim deed to FDOT, and ten parcels it must convey by quitclaim deed to Leon County. These conveyances have been coordinated with both Leon County and FDOT, as well as the City of Tallahassee, which was the initial agency involved in this project prior to Blueprint 2000’s involvement.
Upon approval by the IA and execution by the Chairperson of the authorizing resolution, a copy of which is attached hereto, Blueprint will process and record the deeds of conveyance in the public records of Leon County, Florida.

This Item was presented to the CAC as information only.

**OPTIONS:**

**Option 1:** Approve Resolution No. 2012-1 authorizing Blueprint 2000 to convey by quitclaim deed certain rights of way, easements and other facilities, as needed, to the State of Florida, Department of Transportation and Leon County, Florida, for roadway purposes, which are located along and adjacent to Capital Circle Southeast from Connie Drive to south of Tram Road.

**Option 2:** Provide Board Guidance.

**RECOMMENDED ACTION:**

**Option 1:** Approve Resolution No. 2012-1 authorizing Blueprint 2000 to convey by quitclaim deed certain rights of way, easements and other facilities, as needed, to the State of Florida, Department of Transportation and Leon County, Florida, for roadway purposes, which are located along and adjacent to Capital Circle Southeast from Connie Drive to south of Tram Road.

**ATTACHMENTS:**

RESOLUTION NO. 2012-1

A RESOLUTION AUTHORIZING LEON COUNTY – CITY OF TALLAHASSEE BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY TO TRANSFER BY QUITCLAIM DEED CERTAIN RIGHTS OF WAY, EASEMENTS AND OTHER FACILITIES TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND LEON COUNTY, FLORIDA, FOR ROADWAY USES.

WHEREAS, it is necessary that certain lands now owned by Blueprint 2000, be transferred by Quitclaim Deed to the State of Florida Department of Transportation (“FDOT”) and Leon County, Florida (“County”); and

WHEREAS, acquisitions of road rights of way, easements and other facilities, as needed, (collectively “the Property”) were made by Blueprint 2000 and by the City of Tallahassee (“City”) in conjunction with the widening of Capital Circle Southeast (SR 261) extending from Connie Drive to south of Tram Road, which is now complete; and

WHEREAS, funding for such acquisitions were provided by the Florida Department of Management Services (“DMS”) and Blueprint 2000; and

WHEREAS, the FDOT has now requested that Blueprint 2000 transfer the Property to FDOT, except those portions of the Property located within the County’s jurisdiction, which will be transferred to the County; and

WHEREAS, Blueprint 2000 desires to transfer its interest in the Property to FDOT and to the County by Quitclaim Deeds.

NOW, THEREFORE, be it resolved by the Intergovernmental Agency of Leon County – City of Tallahassee Blueprint 2000 that its Chairperson is authorized to execute this Resolution and its Executive Director, the Director of Planning Land Management and Community Enhancement, is authorized to execute the Quitclaim Deeds to FDOT and the County as required to transfer Blueprint 2000’s interest in the Property as follows:

Florida Department of Transportation: Parcels 1102, 1103, 1104A, 1105, 1106A, 1107A, 1108A, 1800 and 1801,
Leon County, Florida: Parcels 1104B, 1106B, 1107B, 1108B, 1119, 1120, 1121, 1122, 1123 and 1124.

**INTRODUCED, PASSED and ADOPTED** by the Intergovernmental Agency of Leon County – City of Tallahassee Blueprint 2000 in regular meeting assembled this _____ day of ________________, 2012.

___________________________
BRYAN DESLOGE, Chairperson

ATTEST:  

APPROVED AS TO FORM:

___________________________
SHELONDA MEEKS  
Blueprint 2000 Board Secretary

___________________________
DEBRA W. SCHIRO  
Blueprint 2000 Legal Counsel
#10.

Cascades Park
Update & Amenities
Priorities
STATEMENT OF ISSUE:
This Agenda Item updates the Board as to construction activities underway at Cascades Park. This Agenda Item requests IA direction regarding issues related to the design and construction of the Amphitheater and Canopy Shade Structure; requests the Board’s approval to fund the addition of colored lights and the ability to synchronize with music to transform the Interactive Water Fountain (IWF) into a multi-dimensional water, music and light presentation; requests prioritization of unfunded Park amenities should funding become available; and requests conceptual approval to add the Adventure & Discovery Garden to the Park.

Recent and upcoming construction activities include:
• Box culvert construction is complete.
• The FDOT parking lot west of Suwannee Street was reopened on February 6, 2012. The Lafayette Street/Meridian Street roadway will be opened to traffic in late-March.
• Coordination continues with the Franklin Boulevard Flood Relief and Roadway Reconstruction Project, and Leon County’s Lafayette Street stormwater project. The FDOT Apalachee Parkway Bridge Painting Project is complete.
• Lafayette Street from Suwannee Street to the CSX Railroad overpass was closed to traffic on March 12 for the installation of storm sewer, construction of a widened sidewalk, and roadway reconstruction. It is expected to reopen by mid-June.
• Stormwater components related to the alum chemical treatment system and trash and debris vaults are under construction.
• Work has begun on the stream restoration between the Smokey Hollow Pond and the Boca Chuba Pond.
• Construction of Shade Canopy concrete foundations is complete.
• Smokey Hollow: A Smokey Hollow Working Group has been formed and has held their initial meeting. The Group is charged to develop concepts for the commemoration of the historic Smokey Hollow neighborhood, and the connection of Cascades Park with the Riley House Museum.
• Work has begun on recontouring Boca Chuba Pond and installing pond liner per specifications.
Proposed Amphitheater Improvements:
In November 2011, the Tourist Development Council (TDC) approached Blueprint to express interest in completing the amphitheater portion of Cascades Park. Up to this point, the only elements of the amphitheater funded for completion included a stage and associated risers. The TDC suggested the inclusion of eight elements and conveyed a willingness to allocate approximately $1 million towards the project. These improvements included:

- Amphitheater roof/shade canopy
- Temporary fencing
- Color kinetic kit for the canopy
- Permanent sound system
- Audience lighting
- Additional restrooms
- Dressing rooms
- Additional seating near the stage.

These proposed improvements then served to generate conversations among City and County leaders of changing the intent of the original designed amphitheater from a passive facility, similar to the facility at Kleman Plaza, to a more active feature in Cascades Park.

On November 15, 2011, the Board of County Commissioners approved the allocation of the Tourist Development Tax, up to $1.2 million from the Tourist Development Trust Fund for the proposed Performing Arts Center, to be used for the improvements to the Meridian Marker Amphitheater at Cascades Park. This allocation was made contingent upon the City’s willingness to amend its current policy to allow ticketed events in Cascades Park and to work with the City on Park event programming opportunities. On November 21, 2011, the Community Redevelopment Agency (CRA) Board approved the same, as the Interlocal Agreement required its vote to allocate said funds.

On December 11, 2011, the City Commission approved the allocation of up to $1.2 million of Tourist Development Tax funds set aside for the Performing Arts Center for various improvements to the planned Meridian Marker Amphitheatre, and to allow for ticketed events in Cascades Park. In addition, the Commission authorized the City Manager to execute an amendment to the Interlocal Agreement, if needed, to implement the recommended action. The approved improvements and associated costs included the following:

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>Amphitheater roof/shade canopy</td>
<td>$620,700</td>
</tr>
<tr>
<td>Temporary fencing</td>
<td>$ 18,750</td>
</tr>
<tr>
<td>Color kinetic kit for canopy</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Permanent sound system</td>
<td>$ 20,000</td>
</tr>
<tr>
<td>Audience lighting</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Additional restrooms</td>
<td>TBD</td>
</tr>
<tr>
<td>Seating near stage</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Tentative Total</strong></td>
<td><strong>$704,450</strong></td>
</tr>
</tbody>
</table>
At the Community Redevelopment Agency meeting on February 8, 2012, the City Commission directed staff to provide additional details related to the construction of the Cascades Park Amphitheater, specifically asking for information on the forecasted flooding of the amphitheater area, the potential costs for additional construction options, and the impacts to adjacent neighborhoods if a more active use was pursued. In addition, the City Commission wanted to understand the overall timing of the construction of not only the amphitheater, but the park and various Blueprint projects in and around the project site. Follow-up conversations with Commissioners also led to the additional request for information related to how the City anticipated managing the Park in the future. Correspondence from County Administrator Vincent S. Long to City Manager Anita Favors Thompson related to Amphitheater programming is included as Attachment A.

**Shade Canopy Design and Fabrication:**
Conceptual design of the shade canopy was completed by FabriTec Structures, a member of the Genesis design team. Following the approvals to utilize Tourist Development Council funding for the Amphitheater enhancements, Blueprint and Genesis worked with FabriTec to complete the shade canopy design. The FabriTec substructure (columns and arch supports) have already been constructed by Sandco. It is now suggested FabriTec Structures be authorized to fabricate and install the shade canopy. Since the shade canopy cost is approximately $620,700, staff requests that the Board authorize Blueprint to utilize FabriTec Structures as a sole source provider for the remaining portion of the shade canopy amenity construction.

**Flooding Issues:**
Cascades Park has been designed to treat and attenuate storm water in and around the areas of the Park thus reducing substantial flooding along Franklin Boulevard and South Monroe Street. As designed, the Park, including the amphitheater area, will flood during certain storm events. Of concern noted by the City Commission, is the extent and duration in which the amphitheater will flood. In short, it will take a significant rain event to occur before any flooding will occur in the amphitheater area. As shown in Attachment B, a series of maps depict the flooding events, associated rain amounts, and the areas that will be impacted by flooding during the rain events. Based on historical data for the last 25 years (see final page of Attachment B), if the amphitheater would have been in place during the same time period, a portion of the amphitheater would have flooded a total of 16 times. Of the 16 flooding events, only four (4) of those events would have flooded the actual stage area, which is at an elevation of 93.5 feet.

An additional concern raised by the City Commission was the recovery time of the amphitheater after storm events. More specifically, the time that it would take after the flooding event for the seating area in the amphitheater to be usable for events. As currently designed, maximum flooding events will rise slowly into the amphitheater area after the large southern basin (Boca Chuba Pond) has reached capacity. There will be no storm water conveyances rushing through the amphitheater, and once storm water rises into the amphitheater area, it should completely drain in no more than 3 hours. It is undetermined as to how long after rain events the amphitheater will be available for use, however, it should be noted that permanent seating (as indicated below) within the area subject to flooding will allow events to occur immediately after flooding events provided the seating areas are cleaned (pressure washed). However, the grassy area designated for seating would take longer to recover and dry.
Ticketing for Events:
As a result of the new funding, Blueprint staff met with representatives of the Tourist Development Council and several community groups (KCCI, Tallahassee Symphony, COCA, City Department of Parks, Recreation and Neighborhood Affairs, FSU School of Music, local entertainment providers and a professional booking agent) to discuss desired enhancements to the amphitheater. Design options are dependent upon the intended function of the amphitheater. For example, the current design will accommodate simple, local, groups such as school functions, political events, choirs, other musical events etc. If more technical, physical and functional improvements to the facility are completed, it could broaden the ability of the amphitheater to serve larger, more well-known performances that are on a regional or national level. In short, the larger events would need to be "ticketed" events and demonstrate that they put "heads in beds" for our community in order to receive the funding from the TDC.

During various meetings with the community partners it became obvious that modifications to the current design should be made regardless of the TDC funding in order to better support our local performers. These changes, which have been authorized by the Director of PLACE, include the following: ramp and stair relocations, raised stage elevation, and eliminating risers to accommodate back stage activities (Attachment C). These changes will result in minor additional design costs to the project and can be absorbed by contingency funding should TDC funding be removed from the project. A graphic showing proposed locations for event fencing is included in Attachment D.

In order to assist the Intergovernmental Agency with a broader understanding of the costs associated with the provision of facility improvements for the various event types, staff has developed the following table that identifies if the proposed enhancement is essential for a local venue and/or a “ticketed” venue. It is important to reiterate that TDC funds cannot be used unless the improvement has the potential to draw people to Tallahassee (i.e. a “ticketed” event).

<table>
<thead>
<tr>
<th>Enhancement</th>
<th>Local Venue</th>
<th>“Ticketed” Venue</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shade Canopy Structure</td>
<td>X</td>
<td>X</td>
<td>$620,700.00</td>
</tr>
<tr>
<td>Temporary Fencing</td>
<td>X</td>
<td>X</td>
<td>$18,750.00</td>
</tr>
<tr>
<td>Lighting for Canopy</td>
<td>X</td>
<td>X</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Permanent Sound System</td>
<td>X</td>
<td>X</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Audience Lighting</td>
<td>X</td>
<td>X</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Raise Stage</td>
<td>X</td>
<td>X</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Remove Risers</td>
<td>X</td>
<td>X</td>
<td>-$100,000.00</td>
</tr>
<tr>
<td>Modify Stage Access</td>
<td>X</td>
<td>X</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>*Meridian Point Building Renovations (Restrooms, Changing Areas, Screening for Building, upgrade parking lot)</td>
<td>X</td>
<td>$150,000.00</td>
<td></td>
</tr>
<tr>
<td>Lighting Grid System</td>
<td>X</td>
<td></td>
<td>$120,000.00</td>
</tr>
<tr>
<td>Permanent Seating (1,500 seats)</td>
<td>X</td>
<td></td>
<td>$270,000.00</td>
</tr>
</tbody>
</table>

TOTAL = $1,169,450.00

*Renovations to the Meridian Point Building and parking lot would be temporary and are contingent upon FSU agreeing to allow improvements to the facility and the facility being
utilized for Cascades Park events. Future redevelopment of the site would need to incorporate the enhancements if the use is desired to continue.

Regardless of amphitheater modifications, staff would like to receive authorization to work with FSU to develop concepts and costs necessary to renovate and shield the Meridian Point building. The building is located adjacent to the Meridian Marker Plaza, which is a centerpiece of the entire Park, and the building has been viewed by most, if not all, as a significant detractor from the Park. While the Meridian Point building has the potential for adaptive reuse that could not only provide for a cultural facility, it could also greatly enhance the programming and operations of the Meridian Plaza until such time as the property is redeveloped. Costs for the building renovations could range from $100,000 to $300,000. Actual costs cannot be determined until a detailed program is developed for the building. (see Attachment E)

**Impacts to Adjacent Neighborhoods:**
City Parks, Recreation and Neighborhood Affairs, Blueprint, and TDC staff met with leaders from the Myers Park and Woodland Drives neighborhood associations on March 7, 2012, to discuss any issues that may result from the amphitheater expanding to a ticketed venue. Generally, the representatives supported an expanded venue for ticketed events that occur 8-10 times a year. The representatives realize that noise and traffic issues could occur, but were willing to work with City staff should these issues arise in the future. The representatives requested copies of the presentation information to share with the neighborhood residents so that the residents would be formally noticed of the potential change of venues prior to the City Commission and/or IA action on this issue. Residents were encouraged to attend the March 14, 2012, City Commission meeting to voice any additional concerns. A compilation of correspondence received is included as Attachment F.

**Construction Timing:**
Currently, due to project delays (removing contamination, additional work, modifications to approved plans, etc.), Cascades Park is scheduled to be substantially completed by the end of December 2012. It is anticipated minor “punch-list” work will be ongoing throughout the month of January and into February 2013. Should Blueprint be authorized to continue utilizing the TDC funding for the amphitheater improvements, there should be little to no additional time added to the anticipated park completion date (for the purposes of these improvements). If the previous decisions are delayed past the March 26, 2012, IA meeting, then the approved additional construction items could extend completion of the Park by 6 to 8 weeks assuming that the tasks are completed in sequence rather than concurrently. However, it is anticipated that all of the work could be completed concurrently. It is possible that there could be a grand opening of the Park scheduled for March 2013.

In addition to the construction of Cascades Park, Blueprint is working with both the City and Leon County on a number of other improvements in and around the project area. The following is a list of projects adjacent to the park and the anticipated start construction date and completion date.
- **Franklin Boulevard** - This project to install the box culvert and reconstruct the roadway adding pedestrian and bicycle amenities is already under construction. Completion is anticipated by August 2012. Limits are Pensacola Street to East Tennessee Street.

- **Lafayette Street** - This project to provide sewer replacement and sidewalk upgrades (east of the CSX railroad overpass to near Seminole Drive) is a Leon County project. Construction is scheduled to commence in May and conclude by December 2012.

- **Capital Cascades Trail Segment 3A (box culvert from Monroe Street to west of Adams Street)** - This project is scheduled to start construction by July 2012 and be completed March 2013.

- **Cascades Connector Bridge over South Monroe Street** - This project cannot start construction until the Segment 3A box culvert is completed in early 2013. It is anticipated that bridge construction will not take longer than twelve months to be completed.

The City Commission discussed the above issues as well as future Park management at the March 14, 2012, Regular City Commission meeting. A copy of the City Commission agenda material is included as Attachment G (without City Agenda attachments).

**RECOMMENDED ACTION:**
1. Direct staff to pursue all improvements (on-site and off-site) necessary for ticketed events.
2. Direct staff to refine design of screening options at the Meridian Point building for formal IA review and direction at their June 25, 2012, IA meeting. (Coordination with the State and FSU will be required in order to complete this improvement.)
3. In light of the funding received from the TDC for the shade canopy and other stage/amphitheater revisions, authorize the IMC to amend the adopted FY 2012 – FY 2016 Blueprint Capital Improvement Plan, the FY 2012 Capital Budget, and, as needed, the Cascades Park Construction contract to incorporate the TDC funding, and to incorporate any future grants or private donations received which go toward Park amenities.
4. Authorize the use of FabriTec Structures for the fabrication and installation of the shade canopy structure. Authorize the IMC to negotiate and award a contract to FabriTec Structures to fabricate and install the shade canopy, at a cost not to exceed $620,700, plus a 10% contingency.

**Cascades Park Amenities - Priority Survey Results:**
During discussion of Cascades Park Amenity Fundraising at the June 6, 2011, Intergovernmental Agency meeting, Board members expressed a need for the “list of unfunded amenities… to be discussed and ranked in order to establish “top priorities for the next two years”, as well as to identify which amenities “could be delayed for the future”. The concern is that core amenities which will attract visitors and make the park an economic engine may go unfunded. Without
these central features, citizens may feel that they were promised one thing and given something else.

To determine which amenities should be held as priorities, Blueprint distributed a voluntary survey to representatives on the Citizens Advisory Committee and the Intergovernmental Agency Board, to staff in multiple city and county departments, and to citizens at Blueprint events and meetings from October 2011 to January 2012. The survey was also publicly available on Blueprint’s Cascades Park website. Completed responses were delivered in person, through mail, and via fax and email. Blueprint received a total of 60 responses throughout the survey period.

Participants were given instructions to rank amenities from 1 to 8, with the number 1 identifying the amenity they believe should be the highest priority, and the number 8 identifying the lowest. The scores were then averaged and the amenities ranked in order from highest priority to lowest priority as follows:

<table>
<thead>
<tr>
<th>Amenity Priority</th>
<th>Average Score</th>
<th>Design Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 Stage Shade Canopy</td>
<td>2.53</td>
<td>Design Complete</td>
</tr>
<tr>
<td>#2 Monroe Street Stairway</td>
<td>3.13</td>
<td>Concept Only</td>
</tr>
<tr>
<td>#3 History Fence Structure</td>
<td>4.48</td>
<td>Design Complete</td>
</tr>
<tr>
<td>#4 Boca Chuba Fountain</td>
<td>4.69</td>
<td>Design Complete</td>
</tr>
<tr>
<td>#5 Centennial Field Plaza</td>
<td>4.93</td>
<td>Concept Only</td>
</tr>
<tr>
<td>#6 Hydrological Fountain</td>
<td>5.20</td>
<td>Design Complete</td>
</tr>
<tr>
<td>#7 History Fence Panels</td>
<td>5.36</td>
<td>Design Underway</td>
</tr>
<tr>
<td>#8 Smokey Hollow</td>
<td>5.51</td>
<td>Concept Under Development</td>
</tr>
</tbody>
</table>

A copy of the survey is included as Attachment H.

**Action by CAC:** The CAC reviewed the Amenity Survey ranking results at their February 9, 2012, meeting. One issue was that 60 responses to the Survey were too few, and that certain sections of the community may not have been reached. Another issue was that including the Smokey Hollow amenity that is not yet designed, and therefore, no visual graphic or cost estimate was available, that this may have skewed the responses. As such, the CAC recommended removing Smokey Hollow amenity from the list and adding it back in when full design and cost information is available.

The Amenity Priority rankings after taking into consideration the CAC’s comments and the removal of Centennial Field (as discussed below) are:
### Centennial Field Commemoration:

Blueprint and City Department of Parks, Recreation, and Neighborhood Affairs staff have developed a concept design for the commemoration of Centennial Field. *(Attachment I)* This design initially will include a small baseball field (approximately 50-foot base paths, and 100 feet to the left and right field lines), appropriate for kids to play “whiffle ball” and run the base paths. Staff met with two representatives of the “Fans of Centennial Field” (Lane Green and Bob Rackleff) who were fully in favor of the concept. City Parks and Recreation indicate they can construct the concept with in-house staff, and that minimal additional funding would be required. Parks and Recreation would eventually like to add a small “grandstand” for parents to sit in the shade. This small structure could incorporate additional commemoration of events previously held at Centennial Field with photos, plaques, and statues. Based on Parks and Recreation’s commitment to construct the Centennial Field amenity, Blueprint staff now considers Centennial Field as fully funded, and recommends that the amenity should be removed from the unfunded amenity list.

**RECOMMENDED ACTION:**
Accept the CAC’s Recommendation on Amenity Priorities with the staff recommendation to remove Centennial Field as an unfunded amenity.

### Interactive Water Fountain (IWF) Update:

The current interactive water fountain design includes 84 jet nozzles, each with 18” diameter plated grates and a single 50 watt quartz white light fixture all in a rectangular shape - 7 nozzles wide by 12 nozzles long on four (4) foot center.

Freeport Fountains submitted a proposal to add colored lights and the capability to synchronize the fountain to music transforming the fountain into a multi-dimensional water, music and light presentation. Highly choreographed shows may be broadcast each evening and during special events for a dynamic sight and sound performance. The proposal includes the following modifications:

- Replace the quartz light fixtures at each of the (84) jet locations with DMX controlled Red Green Blue LED light fixtures, capable of producing any of 16 million colors individually and on demand.
- Add control hardware and software required for storage and playback of DMX controlled light shows and audio music.
- Add a line level stereo audio output for interface with the park-wide audio system
• Programming to choreograph and integrate the colored light fixtures with the ten minute interactive fountain show.
• Producing, programming and installing a five-minute long water and light show fully choreographed to a selection of music.

The estimated cost associated with these IWF enhancements is $220,000.00. Should the IA desire to include these enhanced features, the costs could be absorbed into the current budget for the Park due to cost savings that have been implemented to date. Staff feels that the IWF modifications will greatly complement the City’s efforts to create an 18-hour downtown and serve as a catalyst to the renovation efforts associated with the Historic Electric Building.

RECOMMENDED ACTION:
Direct Staff to construct the enhanced Interactive Water Fountain utilizing funds remaining in the currently authorized budget.

Adventure & Discovery Garden:
The Knight Creative Communities Initiative (KCCI) has submitted a conceptual plan to Blueprint for an Adventure & Discovery Garden to be located at Cascades Park. The concept is intended to educate children on the environment and would include areas representing Florida-specific plants and landscapes. The proposed Garden design shows over a dozen varying landscapes ranging from grass dunes and miniature pines to an orange grove and a butterfly/wildflower garden. Children would be able to view a tropical garden, walk through a tidal marsh, and climb the logs and play in sand. (Attachment J)

On March 13, the City Commission provided its tentative approval to the Adventure & Discovery Garden concept, asking for more design detail, and that KCCI provide the Commission and Blueprint with their plans for funding this new Park amenity at no cost to Blueprint.

RECOMMENDED ACTION:
Provide Board approval of Adventure & Discovery Garden concept with no allocation of funding.

Capital Cascades Connector Bridge Update:
FIGG Engineers is nearing completion of the design of the Capital Cascades Connector Bridge over South Monroe Street, and the connections to Gadsden Street and to Adams Street. Attachment #K is included which shows the full project from Gadsden Street to Adams Street, indicating the sidewalk ramps on either end connecting the bridge with the Trail and to South Monroe Street. The ramps are ADA compliant. Design will be completed by March 30, 2012. Construction is anticipated to begin shortly after CCT-Segment 3A is complete or January 2013.

RECOMMENDED ACTION:
Accept Staff’s Update.
ATTACHMENT(S):

Photos of ongoing construction activities to date will be shown at the IA meeting.

Attachment A: Correspondence from County Administrator Vincent S. Long to City Manager Anita Favors Thompson (with Attachments)
Attachment B: Cascades Park Flood Event Graphics
Attachment C: Revisions to Meridian Marker Stage and Amphitheater
Attachment D: Event Fencing
Attachment E: Conceptual Sketch of Meridian Point Building Treatment
Attachment F: Correspondence Related to Cascades Park Events
Attachment G: City Cascades Park Amphitheater Update Agenda Item – March 14, 2012
Attachment H: Amenity Survey Form
Attachment I: Centennial Field Concept
Attachment J: Discovery & Adventure Garden Concept
Attachment K: Cascades Connector Bridge and connections at each end
March 16, 2012

Anita Favors Thompson, City Manager
City of Tallahassee
300 S. Adams St.
Tallahassee, FL 32301

Dear Anita:

At the continuing direction of the Leon County Board of County Commissioners (BCC) and as follow-up to our meeting and my letters of November 17, 2011 and February 8, 2012 (enclosed), please consider this correspondence as a proposal regarding programming of the Meridian Marker Amphitheater. Given the anticipated utilization of $1.2 million of Tourist Development Tax funds for constructing enhancements to create a competitive amphitheater capable of hosting ticketed events, the enclosed proposal takes advantage of the tourism, marketing and management structure already in place. By copy of this letter, I am asking Wayne Tedder to bring this proposal forward at the Intergovernmental Agency (IA) meeting on March 26, 2012. As the KCCI Cultivate Cascades Initiative Team has provided valuable input to both the City and County Commissions and given the sentiments expressed by the County Commission and those of the City Commission meeting on March 14, I believe that it is essential to have a framework for the IA to consider on March 26.

Cascades Park, the Meridian Marker Amphitheater and its associated programming are inextricably linked. I fully appreciate the magnitude and undertaking associated with maintaining these amenities, and have absolute confidence in the City’s parks department being responsible for these activities. However, it is essential that the City and County coordinate our efforts with regard to the programming of the actual amphitheater. To facilitate this coordination and maximize the potential of the amphitheater, the proposal recommends utilizing the existing expertise of the Leon County Division of Tourism Development Department (aka Visit Tallahassee).

As you know, Visit Tallahassee supports the Tourist Development Council which is comprised of one county commissioner, two city commissioners and six others in ownership or senior management positions within the tourism industry. Visit Tallahassee is already engaged in conducting a comprehensive direct sales, advertising, public relations, social marketing and digital marketing campaign to bring visitation to Tallahassee and Leon County. Through their existing efforts, we are able
to drive over 2.5 million visitors to our community with a collective direct impact of $577 million which supports over 12,400 jobs. Visit Tallahassee is uniquely positioned to address the programming of the amphitheater which is strategically aligned with their mission of drawing visitors to our destination. This joint initiative supports both commissions' efforts to make Tallahassee and Leon County a great place for our citizens to live and which continues to attract and retain talented individuals to our community.

The enclosed proposal is designed to guide the discussion on March 26. Upon IA direction, a more detailed analysis and presentation can be developed and brought forward for formal consideration by both of our commissions at a later date.

Sincerely,

Vincent S. Long
County Administrator

cc: Members of the Board of County Commissioners
Wayne Tedder, PLACE
Alan Rosenzweig, Deputy County Administrator
Lee Daniel, Director, Tourism Development

Enclosures
PROPOSAL FOR MERIDIAN MARKER AMPHITHEATER PROGRAMMING

Based on research provided by staff and the outstanding report from the KCCI Cultivate Cascades Park Initiative Team, this proposal is for a joint City/County committee to be responsible for the programming of the Meridian Marker Amphitheater. The joint committee would be staffed through the Leon County Tourism Development Department (aka Visit Tallahassee). The City of Tallahassee Department of Parks, Recreation and Neighborhood Affairs (Parks) would continue to be responsible for the maintenance of Cascades Park and the amphitheater. While the KCCI report referenced various potential management scenarios in place around the country, this proposal takes advantage of the existing structure already in place in Tallahassee and Leon County and a successful model in St. Johns County.

Given the anticipated utilization of $1.2 million of Tourist Development Tax funds for constructing enhancements to create a competitive amphitheater capable of hosting ticketed events, the following proposal takes advantage of the tourism, marketing and management structure already in place. It provides a proposed structure for IA consideration, for programming of the amphitheater assuming various remaining issues are resolved in order to have a viable and competitive venue, such as:

- Secure utilization of the Meridian Point Building for various needs of promoters and staff, such as: climate controlled restrooms, dressing rooms, storage, catering area, production office, ticket office, etc.

- Acknowledge that the intent of the utilization of Tourist Development Tax proceeds is to construct and manage a facility that would have the capability of securing ticketed events of the caliber of entertainment capable of drawing regional visitation to our community who will stay in commercial lodging, dine in local restaurants, shop in our retail establishments and frequent other businesses thus driving economic development.

- Establish operating guidelines which provide for the success of the amphitheater and which take into consideration potential neighborhood concerns (such as parking, hours of operation, etc.)

Structure

- A joint City/County committee would be formed as follows:
  - Two representatives appointed by the City; one of the appointees is recommended to be from the City’s Parks, Recreation and Neighborhood Affairs Department to ensure coordination between parks and tourism departments.
  - Two representatives appointed by the County; one of the appointees is recommended to be from the County’s Tourism Development Department to ensure coordination between parks and tourism departments.
• A representative of the cultural community. This appointee would be made by the four other appointees noted above and ratified by both the City and County Commissions.

• Leon County Tourism Development Department (aka Visit Tallahassee) will hire a dedicated position solely responsible for the programming of the amphitheater. (Note: This could be considered as part of the County’s upcoming budget process.) The individual should have knowledge and expertise in the concert/entertainment business, as opposed to basic special events skills, to sell the venue to Live Nation, AEG and other concert promoters.

• A private vendor would be selected to offer online and offline ticketing services.

• Marketing of the amphitheater would be the responsibility Visit Tallahassee.

• The City of Tallahassee Department of Parks, Recreation and Neighborhood Affairs (Parks) would be the agency responsible for maintenance of the amphitheater along with other logistics required for performances in the park and amphitheater; maintenance would be included in Parks annual city budget.

• Parks would develop a price list for services such as installing the temporary fencing and other amenities as necessary including security, portable restrooms, police, clean up, etc. for both ticketed and community events.

• The concert promoter would then work with Tourism Development and Parks on concert facility requirements and would be responsible for paying Parks for services performed.

• Community event organizers would coordinate and pay Parks for necessary services.

• Over time, other positions may be needed as the amphitheater becomes established.

• Programming for ticketed events would be the primary responsibility of the Tourism Development Department and the new staff person hired.

• Additional issues to be considered: a booking policy on local events versus ticketed events, legal review of contracts, identifying various sources of revenue, distribution of revenues, etc.

**Tourism Development Department**

• Tourist Development Tax (TDT) proceeds are a major source of funding for the amphitheater improvements and future booking and marketing efforts;

• Under Chapter 125.0104, Florida Statutes, the Leon County Tourist Development Council (TDC) is the recommending body to the Leon County Board of County Commissioners (BCC) on matters pertaining to expenditure of TDT proceeds;
• The TDC is comprised of one county commissioner, two city commissioners and six other members in ownership or senior management positions within the tourism industry;

• Staff of the Division of Tourism Development already works closely with the TDC;

• The Leon County Division of Tourism Development is already conducting a comprehensive direct sales, advertising, public relations, social marketing and digital marketing campaign to promote Tallahassee and Leon County as a visitor destination; marketing of amphitheater concerts is a natural continuation of these efforts;

• Expanding tourism development is a priority of the BCC with tourism already generating 2,564,000 person visits in 2011 along with $577.2 million in direct expenditures, over $209 million in wages and supporting over 12,000 jobs in Leon County;

• In 2011, visitation increased 13.2%, expenditures by 11.4%, wages by 6.9% and jobs by 11.5% according to research conducted by Bonn Marketing Research;

• TDT collections increased by 5% comparing 2011 to 2010 and collections are up 16% year-to-date in 2012; and

• Therefore, even in challenging economic times, the TDC and Tourism Development are helping move the needle in a positive direction.
Leon County
Board of County Commissioners
301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

February 8, 2012

Anita Favors Thompson, City Manager
City of Tallahassee
300 South Adams Street
Tallahassee, FL 32301

Dear Anita:

As a follow-up to my November 17, 2011 letter (enclosed), I am aware that both the Community Redevelopment Agency and the Tallahassee City Commission concurred with the Leon County Board of County Commissioners’ action to allocate up to $1.2 million from the Tourist Development Trust Fund to be used for improvements to the Meridian Marker Amphitheater at Cascades Park. I would like to schedule a meeting to explore the potential management and programming opportunities for the Meridian Marker Amphitheater in advance of the February 27th Intergovernmental Agency meeting. In addition, I would like to discuss the issue and importance of our planning for ticketed events at Cascade Park.

As you know, enhancements are currently underway that are designed to make the amphitheater a more concert ready facility. Given the support from both of our Commissions, the success of the amphitheater gives us a great opportunity to build upon the existing excitement for the downtown area. As always, I look forward to meeting with you so that we can work closely through these final important elements to ensure the success of the amphitheater. I am asking Nan to coordinate with Jackie on scheduling a meeting in the coming days.

Sincerely,

[Signature]

Vincent S. Long
County Administrator

Enclosure: November 17, 2011 Letter Re: Meridian Marker Amphitheater

cc: Members of the Board of County Commissioners
Herb Thiele, County Attorney
Jim English, City Attorney
Wayne Tedder, PLACE
Ken Morris, Director of Economic Development & Business Partnerships
Lee Daniel, Director, Division of Tourism Development

"People Focused. Performance Driven."
Leon County
Board of County Commissioners
301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302  www.leoncountyfl.gov

November 17, 2011

Anita Favors Thompson, City Manager
City of Tallahassee
300 South Adams Street
Tallahassee, FL 32301

Dear Anita:

On behalf of the Leon County Board of County Commissioners (BCC), I am requesting the City Commission to consider concurrence with the actions taken at the BCC’s workshop on November 15, 2011. The workshop focused primarily on current allocations of Tourist Development Taxes (TDT) and proposed allocations set to commence on October 1, 2013. The BCC was very interested in the Meridian Marker Amphitheater at Cascades Park and whether or not current funds in the account for a performing arts center located in the Downtown District Community Redevelopment Area could be used to construct a roof at the amphitheater and make other possible improvements to provide the community with a performing arts venue within the next year. Following a presentation by staff and discussion, the BCC moved to:

“Request the reallocation of up to $1.2 million from the Tourist Development Trust Fund for a performing arts center to be used for the improvements to the Meridian Marker Amphitheater at Cascades Park as outlined in the table below contingent upon the City’s willingness to amend its current policy to allow ticketed events in Cascades Park and to seek the City’s support to explore joint management and programming opportunities for the Meridian Marker Amphitheater at Cascades Park.”

<table>
<thead>
<tr>
<th>Proposed Amphitheater Enhancements</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amphitheater Roof</td>
<td>$620,700</td>
</tr>
<tr>
<td>Temporary Fencing</td>
<td>$18,750</td>
</tr>
<tr>
<td>Color Kinetic Kit for Canopy</td>
<td>$20,000</td>
</tr>
<tr>
<td>Permanent Sound System</td>
<td>$20,000</td>
</tr>
<tr>
<td>Audience Lighting</td>
<td>$25,000</td>
</tr>
<tr>
<td>Additional Restroom &amp; Dressing Room*</td>
<td>TBD</td>
</tr>
<tr>
<td>Seating Near Stage</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Tentative Total</strong></td>
<td><strong>$704,450</strong></td>
</tr>
</tbody>
</table>

*The Board added dressing rooms to the list of improvements which could be part of the additional restroom.
These enhancements are all designed to make the Meridian Marker Amphitheater a more concert-ready facility and to provide for securing the venue to allow for ticketed events at certain times. The cost estimates for these improvements were provided by staff at Blueprint 2000, and they are working on the cost estimates for the additional restroom, dressing room and either permanent or temporary seating that could be placed near the stage. As of September 30, 2011, County staff has determined that there is $4,094,989 in the fund dedicated for a performing arts center(s). The reallocation of $1.2 million to the subject project would leave a balance of approximately $2.9 million. The County is continuing its commitment to set aside one penny from the Tourist Development Tax into the Trust Fund for a performing arts center(s). The one-cent equates to approximately $800,000 per year.

The County Attorney has opined that the Interlocal Agreement between the County, the City and the Community Redevelopment Agency (CRA) does not require a second amendment to reallocate these funds based on Section 6a of the Agreement, as amended, which provides that one-cent of the Tourist Development Tax be “dedicated exclusively for the debt service, construction and/or operational costs of a Performing Arts Center(s) to be located in the Downtown District Community Redevelopment Area.” However, the County wishes to seek concurrence with the City and CRA on this matter as soon as possible to allow for all the improvements to be ready in time for the grand opening of Cascades Park in the fall of 2012.

As CRA Chair, Commissioner Dailey has scheduled this item for consideration at the November 21, 2011 CRA meeting. Additional information has been provided to city staff for inclusion in the CRA meeting packets, and my staff will be happy to provide any additional information you may need. Please let me know if you have questions.

Thank you.

Sincerely,

[Signature]

Vincent S. Long
County Administrator

cc: Members of the Board of County Commissioners
    Herb Thiele, County Attorney
    Jim English, City Attorney
    Michael Parker, Executive Director of the CRA
    Ken Morris, Director of Economic Development & Business Partnerships
    Lee Daniel, Director, Division of Tourism Development

“People Focused, Performance Driven”
PARK DESIGN ELEMENTS

1. Future Amenity (TSO)
2. Capital Cascade Trail (12 feet wide)
3. History Fence
4. Foot Parking (114 spaces)
5. Upper Pond Overlook
6. Smokey Hollow Pond
7. Old Gaines Street Pedestrian Bridge
8. Korean War Memorial (Existing to Remain)
9. St. Augustine Branch Stream Restoration
10. Foot Parking (26 spaces)
11. Meridian Monument Plaza and Stage
12. Meridian Plaza Signature Bridges
13. Bloxham Street Plaza & Restrooms / Interactive Waterplay / Cascade
14. Historic Electric Building (Existing to Remain) (Restoration by Others)
15. Cascade Park Lane
16. Old Gadsden Street Pedestrian Bridge
17. Centennial Field Commemorative Plaza (Future)
18. West Bloxham Street Gateway
19. Monroe Street Gateway (Future)
20. Boca Chusa Pond
21. Boca Chusa (Future)
22. Historic Wall Reconstruction
PARK DESIGN ELEMENTS

1. FUTURE AMENITY (TBG)
2. CAPITAL CASCADE TRAIL (12 FT. WIDE)
3. HISTORY FENCE
4. FOOT PARKING (114 SPACES)
5. UPPER POND OVERLOOK
6. SMOKEY HOLLOW POND
7. OLD GAINES STREET PEDESTRIAN BRIDGE
8. KOREAN WAR MEMORIAL (EXISTING TO REMAIN)
9. ST. AUGUSTINE BRANCH STREAM RESTORATION
10. FOOT PARKING (29 SPACES)
11. MERIDIAN MONUMENT PLAZA AND STAGE
12. MERIDIAN PLAZA SIGNATURE BRIDGES
13. BLOXHAM STREET PLAZA & RESTROOMS / INTERACTIVE WATERPLAY / CASCADE
14. HISTORIC ELECTRIC BUILDING (EXISTING TO REMAIN) (RESTORATION BY OTHERS)
15. CASCADE PARK LAKE
16. OLD GOSSDEN STREET PEDESTRIAN BRIDGE
17. CENTENNIAL FIELD COMMEMORATIVE PLAZA (FUTURE)
18. WEST BLOXHAM STREET GATEWAY
19. MONROE STREET GATEWAY (FUTURE)
20. BOCA CHUSA POND
21. BOCA CHUSA (FUTURE)
22. HISTORIC WALL RECONSTRUCTION

2 Year 8 Hour Storm Event
Total Rainfall = 4.2 Inches
Peak Stage = 87.0' NAVD88
Cascade Park
DOWNTOWN TALLAHASSEE

PARK DESIGN ELEMENTS

1. FUTURE AMENITY (TBG)
2. CAPITAL CASCADE TRAIL (12 FT. WIDE)
3. HISTORY FENCE
4. FOOT PARKING (114 SPACES)
5. UPPER POND OVERLOOK
6. SMOKEY HOLLOW POND
7. OLD GAINES STREET PEDESTRIAN BRIDGE
8. KOREAN WAR MEMORIAL (EXISTING TO REMAIN)
9. ST. AUGUSTINE BRANCH STREAM RESTORATION
10. FOOT PARKING (29 SPACES)
11. MERIDIAN MONUMENT PLAZA AND STAGE
12. MERIDIAN PLAZA SIGNATURE BRIDGES
13. BLOXHAM STREET PLAZA & RESTROOMS / INTERACTIVE WATERPLAY / CASCADE
14. HISTORIC ELECTRIC BUILDING (EXISTING TO REMAIN) (RESTORATION BY OTHERS)
15. CASCADE PARK LAKE
16. OLD GAUDENT STREET PEDESTRIAN BRIDGE
17. CENTENNIAL FIELD COMMEMORATIVE PLAZA (FUTURE)
18. WEST BLOXHAM STREET GATEWAY
19. MONROE STREET GATEWAY (FUTURE)
20. BOCA CHUSA POND
21. BOCA CHUSA (FUTURE)
22. HISTORIC WALL RECONSTRUCTION

5 Year 8 Hour Storm Event
Total Rainfall = 5.5 Inches
Peak Stage = 90.1' NAVD88
Cascade Park
Downtown Tallahassee

 blueprint
INTERGOVERNMENTAL AGENDA
& BEYOND

PARK DESIGN ELEMENTS
1. FUTURE AMENITY (TBD)
2. CAPITAL CASCADE TRAIL
   (12 FEET WIDE)
3. HISTORY FENCE
4. FOOT PARKING
   (114 SPACES)
5. UPPER POND OVERLOOK
6. SMOKEY HOLLOW POND
7. OLD GAINES STREET PEDESTRIAN BRIDGE
8. KOREAN WAR MEMORIAL
   (EXISTING TO REMAIN)
9. ST. AUGUSTINE BRANCH
   STREAM RESTORATION
10. FOOT PARKING
    (25 SPACES)
11. MERIDIAN MONUMENT PLAZA AND STAGE
12. MERIDIAN PLAZA SIGNATURE BRIDGES
13. BLOXHAM STREET PLAZA & RESTROOMS /
    INTERACTIVE WATERPLAY / CASCADE
14. HISTORIC ELECTRIC BUILDING
    (EXISTING TO REMAIN)
    (RESTORATION BY OTHERS)
15. CASCADE PARK LAKE
16. OLD GAUDENT STREET PEDESTRIAN BRIDGE
17. CENTENNIAL FIELD COMMEMORATIVE PLAZA (FUTURE)
18. WEST BLOXHAM STREET GATEWAY
19. MONROE STREET GATEWAY (FUTURE)
20. BOCA CHUSA POND
21. BOCA CHUSA (FUTURE)
22. HISTORIC WALL RECONSTRUCTION

25 Year 8 Hour Storm Event
Total Rainfall = 7.4 Inches
Peak Stage = 94.0' NAVD88
Cascade Park
DOWNTOWN TALLAHASSEE
BLUEPRINT 2000
INTERGOVERNMENTAL AGENDA & BEYOND

PARK DESIGN ELEMENTS

1. FUTURE AMENITY (TBG)
2. CAPITAL CASCADE TRAIL (12 FEET WIDE)
3. HISTORY FENCE
4. FOOT PARKING (114 SPACES)
5. UPPER POND OVERLOOK
6. SMOKEY HOLLOW POND
7. OLD GAINES STREET PEDESTRIAN BRIDGE
8. KOREAN WAR MEMORIAL (EXISTING TO REMAIN)
9. ST. AUGUSTINE BRANCH STREAM RESTORATION
10. FOOT PARKING (25 SPACES)
11. MERIDIAN MONUMENT PLAZA AND STAGE
12. MERIDIAN PLAZA SIGNATURE BRIDGES
13. BLOXHAM STREET PLAZA & RESTROOMS / INTERACTIVE WATER PLAY / CASCADE
14. HISTORIC ELECTRIC BUILDING (EXISTING TO REMAIN) (RESTORATION BY OTHERS)
15. CASCADE PARK LAKE
16. OLD GADSDEN STREET PEDESTRIAN BRIDGE
17. CENTENNIAL FIELD COMMEMORATIVE PLAZA (FUTURE)
18. WEST BLOXHAM STREET GATEWAY
19. MONROE STREET GATEWAY (FUTURE)
20. BOCINA CHUSA POND
21. BOCINA CHUSA (FUTURE)
22. HISTORIC WALL RECONSTRUCTION

50 Year 8 Hour Storm Event
Total Rainfall = 8.0 Inches
Peak Stage = 95.0' NAVD88

© GENESIS GROUP 2010
DATE: 4/19/2010
Truss slopes from high front to low back. Converging frame creates illusion of perspective.

Lines of Tent Arch

First row of lights 4\' in front of stage edge.

Edge of Stage

CCP Stage Lighting Truss

PMA 1/26/2012

(3)
Correspondence received by Blueprint 2000 related to Cascades Park Events and the Amphitheater

Date: Sat, 10 Mar 2012 21:30:56 -0500
From: myersparkna@embarqmail.com
To:
Subject: Knight foundation recommendation for Cascades park.

To the Myers Park Neighborhood Association Board.

On Wednesday I was invited to meet with City and Blueprint 2000 people about the suggested enhancement of the amphitheater at Cascades Park based on the recommendations of the Knight Foundation’s survey results. This was the first meeting and was requested by Andrea Griffin of Neighborhood Services to inform neighborhood leaders of what was being considered and to solicit our feedback.

What is being considered is a major investment in the park, 1.2 million dollars, from the Tourism Development Committee to build a bigger facility that could become a regional attraction for ticketed event 8 -10 times a year. The money will be used to purchase a permanent light and sound system that could then be adjusted to the specific environment. The city is hiring sound engineers to design the sound systems, buffers to reduce the noise filtering into the neighborhood. The stage will be in a depression fifty feet below the level of the park road and the center of the amphitheatre is pointing towards the Parks and Recreation building. In addition to the 50 foot declivity, there are trees and a bamboo thicket to muffle the sound. There will be 1500 permanent seats and terrace seating for a total capacity of 4500 – 5000 and the area is being designed to flood when needed without damage.

Parking is going to be concentrated to the north in the state parking lots at DOT and at the parking garage across Monroe Street, as the main entrance will be located in that area. The park would be fenced off roughly where Gadsden used to be and where Gaines currently is.

That is all I remember. Details will be posted on the Blueprint 2000 page when they are developed; all we were shown were conceptual drawings. I will notify you of the links when I find out what they are.

My initial reaction was concern about the overdevelopment of the park, but when I saw the concept being proposed I realized that this is something special, like Tallahassee has never seen before. A facility like this would bring regional recognition to our park and provide an opportunity to bring quality entertainment practically to our doorstep. The ticketed events are the price we will have to pay to have the facility the other 355 days. I am thinking it is a fair exchange.

I am not naive enough to believe that there won’t be issues involved. The City has demonstrated a commitment to our concerns by coming to us, soliciting our opinions and promising to address our concerns as they arise. There will be a learning curve, as there always is when something new is tried. But I have Dee Crumpler and Nancy Miller’s assurance that the city is committed to protecting our neighborhood. Besides sound buffers and increased security during events, the ending time for events at night would be set. Personally, I do not think the sound will be any more intrusive than the FAMU band practice in the fall, or the church bells, or the train whistle.

It is important to note that these are only the ticketed events. The city can hold non-ticketed events in the park at any time. Some of them will bring more than 5000 people to the area.
This is not just our park. I have always hoped that the park would have an impact throughout the city, that people who live on the north side of town would have fond memories of their experiences here. For several selfish reasons:

1. Protect and enhance the park. The better known and liked our park is the less chance there is of something unpleasant being dumped there. Also, the easier it will be to tap into money sources to maintain the park when there is a positive perception.

2. Income. If this concept takes off the park becomes a revenue stream for Parks and Recreation, instead of a tax dollar drain. If they have to cut back on services, the cash cow is always the last sent to slaughter.

3. Home values. If this concept succeeds and the park becomes the attraction that it should be, it is not inconceivable that it would enhance the desirability of living in our neighborhood. I know I am looking forward to the park being completed and I think the amphitheater will be a major attraction in it.

4. Leverage with the city. We are in a good relationship with the city at this time. We worked with them on placing the transmitter tower and they addressed issues that arose from that. They came to us, myself and the president of Woodlands Drive, and have made commitment to address any of our concerns or issues that will arise later, if humanly possible. This indicates to me a respect for the neighborhood and a decent working relationship. I would not want to damage that relationship without major justification. We will need a good relationship with the city the next time someone wants to build 200 condos on seven acres.

At this point, I am making the board aware of the city’s proposal.

I want a vote from each board member as to whether or not we continue being involved in this project or do we reject it as untenable. I will communicate the board’s decision and the number of those supporting and opposed to the city and Blueprint 2000. I will put this item on the agenda for the spring meeting to present the idea to the general membership for discussion and vote. This is not a vote to accept any plan beyond the concept of the amphitheater and 8-10 ticketed events a year.

As usual the neighbors are encouraged to educate themselves on the details of the project and to voice their opinions as private citizens directly to the city commission.

The Neighborhood Association’s opinion will be recorded by a vote of the General Membership at the Spring Picnic.

Robert Olmstead, President, Myers Park Neighborhood Association, INC.

From: Julie Clark [mailto: juliecla@msn.com]
Sent: Monday, March 12, 2012 8:47 AM
To: Myers Park;
Subject: RE: Knight foundation recommendation for Cascades park.

My vote is "YES".
Julie Clark
From: jeaniemak <jeaniemak@aol.com>  
Date: March 11, 2012 12:56:21 PM EDT  
To:  
Subject: Cascades Park amphitheater and concert venue  

Dear Mayor and Commissioners: First THANK YOU for all your efforts on behalf of neighborhoods such as ours. We appreciate your hard work to merge the needs and wants of the larger community with those of local communities like the Myers Park Historic District.

Everyone I know in the district is very supportive of Cascades Park and has been from the beginning. A number of us are concerned, however, about what appears to be movement toward ramped up sound, lighting, and seating capacity for upcoming events. We worry about increased noise, security, trash on the streets. We worry that our neighborhood will become less livable and less lovable.

We hear little league games in Myers Park, the FAMU band practicing, sometimes sporting events at Leon High and at FSU, and the Christmas parade, not to mention the train. Most of us love all that stuff; that's why we live here. But those noises are gentle and generally distant.

Entertainment in Cascades Park will change the character of the district---we hope your decisions will make the neighborhood even more attractive as a place to visit and to live. We are sure you want that, too, and encourage your continued efforts to mitigate the inevitable problems that come with inserting an entertainment center into a residential area. You have a difficult job we know, but planning for the immediate and the long term future is critical here.

I am joined in this letter of concern by 10 homeowners on Oakland Avenue, Broome Street, S. Meridian St, Hart Street, and Golf Terrace Drive.

All best wishes, Jeanie Conner, Marlys Eichhoefer, Judy and Clifton Savoy, Joan Helms and Steve Philbrick, Wayne Spinks, Piers Rawling and Summer Calder, Betty Beall, Melanie LaHurd, Karen Cox-Dennis, Dixie Davis, and Donna Heald.

______________________________________________________________________

From: Vivian Young <vyoung@1000fof.org>  
To:  
Sent: Mon, Mar 12, 2012 12:10 pm  
Subject: RE: Knight foundation recommendation for Cascades park.

Regarding impacts of Cascades Park on Myers Park Neighborhood:

While I am not on the neighborhood association board and wasn't copied on this initial message, I was also at the meeting and wanted to share my concerns, many of which I shared at that meeting. While I am also supportive of much of the work taking place at Cascades, as a resident who lives one block from the park I do have concerns about its impacts, particularly on the immediately adjacent area.

I would like to clarify that the below recommendations are my personal recommendations.
First is sound. I think it is very naïve to say it would sound like the marching 100. I also enjoyed listening to them practice, but there will be a HUGE difference from an event 1 mile away versus 1 block away. They say there will be 8-10 events per year but that is just their estimate. It could be more popular or less popular, so there are no guarantees. This is also only the TICKETED events and does not include the free events in the park which also could generate significant noise. The current approach is to wait and see what the impacts are and then fix them. I don’t think that is appropriate. They have hired an acoustical engineer to set up the sound system—I recommended at the meeting that they expand the scope of work to include sound buffering for the neighborhood, and I think that should be done concurrent with setting the sound system up, not after the fact when it may be more costly to adjust. They were receptive but I’d like confirmation that they are actually doing that. Here are my recommendations to the city:

1. Adjust the acoustical engineer’s scope of work NOW to include minimizing impacts on neighborhood through appropriate design of sound system and planning for and installation of appropriate sound buffering for the neighborhood prior to opening of the park.

2. Establish a maximum decibel level for events (I don’t know what that would be but am sure others have addressed this).

3. Establish a stopping time for events (they said it would have to be “flexible” because things might run over—if there was a serious fine system set up it would make it less likely for events to run over—if it is known that they are “flexible” then things are much more likely to run over).

Second is lighting. I don’t think this is a major concern and didn’t think to raise it at the meeting. Upon reflection, however here is a recommendation:

1. Adjust the lighting engineer’s scope of work NOW to include eliminating any impacts on the neighborhood through appropriate design of the lighting system.

Third is traffic. I continue to have concerns about the impacts of Cascades/Cascades Way and FAMU way on the neighborhood, and have tried to set up meetings with the city. While we had very good initial meetings in the fall, planning staff is swamped and this keeps getting postponed. I think this needs to be addressed sooner rather than later. I am very concerned about the impacts on Oakland Avenue where I live, but also think it will have impacts on Van Buren and other streets in the neighborhood. About a decade ago, plans were drawn up to install a sidewalk on the portion of Oakland Avenue between Monroe and Meridian. In order to protect the live oak trees the plans were to build sidewalk in the road itself, effectively narrowing Oakland Avenue. This would provide tremendous traffic calming on a road that now has fast traffic up a blind, curving hill. There has also been discussion about one-way traffic options (although I have concerns as one-way traffic is usually faster than two-way). I have the following recommendations for the city:

1. Convene a meeting within the next month to address traffic concerns related to Cascades/FAMU way, and the opening of Cascades Parkway.

2. Explore traffic calming options, including possible installation of sidewalk on Oakland as proposed earlier. Identify appropriate options, identify funding sources, and implement to be concurrent with opening of Cascades.

3. Identify appropriate traffic patterns to minimize impacts on the neighborhood.

4. Engage residents in developing workable plan to handle traffic through the neighborhood during special events (I think it is very naïve to think everyone will park in the parking garages during special events).
Fourth is parking and litter. While I realize the intent is to have everyone park in the garages, as noted above, I don’t think this will happen. From looking at the mess at Springtime Tallahassee and other major events, litter is a major problem with major events. I think the city should:

1. Explore parking programs implemented by other cities to address impacts of this sort on the neighborhood and adopt and implement as appropriate.

2. Provide assurance to the neighborhood that litter will be removed by the city within a certain number of hours of any event.

As a final note, I think the spring neighborhood meeting is way too late to bring this up to the neighborhood as a whole. This project is moving forward quickly and if we do not identify concerns and proposed solutions soon, it may be too late or too costly to implement them. I think that residents who live one or two blocks from the facility may have a completely different perspective than those who live four or five blocks away, and that that perspective should also be taken into account.

I am not trying to be a wet blanket, but I do think there are LEGITIMATE neighborhood concerns, particularly for those immediately adjacent to the facility. I am not comfortable with waiting to see what problems develop, but want proactive up front effort to address these issues, particularly relating to sound and traffic. I do not see this as a black and white issue of approve or deny, but rather an issue that requires meaningful neighborhood participation throughout the ongoing process.

I look forward to any feedback on this.

Vivian

__________________________________________________________

From: Mary Frederick <marycfrederick@aol.com>
Date: March 12, 2012 10:03:36 PM EDT
To: 
Subject: Re: Knight foundation recommendation for Cascades park.

Hello all,

The meeting with BPrint2000 and the rest of the folks was great--I appreciate everyone’s time and energy put forth.

I agree with Vivian there should be some sort of noise and time limits. I don't know enough about acoustics and sound engineering to set these limits. I'm suggesting a 10 pm weeknight curfew and 11 pm weekend night curfew.

Sidewalks on Oakland are a fabulous idea to help slow the traffic and promote multi-modal transportation efforts.

I had not thought about trash around the area. (thank you Vivian!) This will need monitoring and if necessary, mitigation efforts.

I hope this helps. Thanks so much!

--Mary Frederick, president, Woodland Drives Neighborhood Association

We're on the web: wooddrives.com
From: CenturyLink Customer [mailto:myersparkna@embarqmail.com]
Sent: Wednesday, March 14, 2012 11:58 AM
To: Gillum, Andrew; Ziffer, Gil; Mustian, Mark; Miller, Nancy; City Manager; Marks, John; Wayne Tedder; Griffin, Andrea (Neighborhood Services); Crumpler, Dee
Subject: Amphitheater enhancement at Cascades Park.

TO: The Tallahassee City Commission

FROM: Myers Park Neighborhood Association, Inc.

RE: Proposed Enhancement of the Amphitheater at Cascades Park

With one dissenting vote, the Myers Park Neighborhood Association Board members have voted in favor of SUPPORTING the concept of enhancing the amphitheater proposed by the Knight Foundation, WITH RESERVATIONS.

We remain concerned about the impacts of sound, light, traffic, parking and litter on our neighborhood. We appreciate the City’s sensitivity to our concerns and look forward to working with the City and Blueprint 2000 officials to design proactive mitigation features and policies into the plan before implementation.

We recognize the potential of this project, but must make the protection of our neighborhood our primary concern.

This project will be presented to the General Membership at the next meeting for their information and a vote. I will forward you those results at that time.

We appreciate the City’s outreach to us at this preliminary stage and are confident that consensus can be found that will satisfy the majority.

Robert Olmstead. President
Myers Park Neighborhood Association, inc.

From: stanmak@aol.com [mailto:stanmak@aol.com]
Sent: Saturday, March 17, 2012 02:22 PM
To:
Cc: Tedder, Wayne; Crumpler, Dee
Subject: Enhanced Auditorium in Cascades Park

Dear Mayor and Commissioners:

It is at this point quite apparent you intend to approve the "enhanced" performance auditorium for Cascades Park as proposed by the KCCI plan. I would, however, like to point out:
THE VAST MAJORITY OF THE RESIDENTS OF THE ADJACENT NEIGHBORHOODS WERE NOT, REPEAT NOT, CONSULTED ABOUT THEIR PREFERENCES OR THE EFFECTS IT MAY HAVE ON THE QUALITY OF THEIR NEIGHBORHOODS. For example, there never was a general membership meeting of the Myers Park Neighborhood Association to discuss this matter, and, as a consequence it has descended on us like a bolt out of the blue.

THE PROCESS BY WHICH THE PROPOSAL WAS PUT FORTH WAS NOT AN OPEN ONE. If anything it stood in complete contrast to that followed by BluePrint in designing the Park. There was no systematic effort to bring in public involvement or concerns including pursuing means to allay doubts or fears.

IT IS DUBIOUS PUBLIC POLICY, as it will necessarily compete with private entertainment facilities, such as the "Musical Moon," and other venues. It has been offered with no reference to the need for a Center for Performing Arts if indeed Tallahassee really hopes to attract tourists, nor with any apparent reference to the City's Comprehensive Plan.

IT IS A VIOLATION OF THE ORIGINAL PURPOSE OF THE BLUEPRINT WHICH ENVISIONED GREEN SPACE AND AN AREA THAT WOULD BE AN OASIS OF CALM IN THE HEART OF THE CITY.

I hope in your deliberations you will keep these facts in mind, and do your utmost to prevent any negative effects on the residential quality of the neighborhoods and of Tallahassee. Put bluntly, we who live near to this project feel we have been snookered.

Stan Makielski
534 Oakland Avenue
Tallahassee FL 32301
Agenda Item Details
Meeting         Mar 14, 2012 - City Commission Meeting
Category        13. POLICY FORMATION AND DIRECTION
Subject         13.1 Cascades Park Amphitheater Update---TEDDER, CRUMPLER
Type            Discussion, Information

STATEMENT OF ISSUE

The purpose of this agenda item is to provide the Commission an update on the Cascades Park development. The agenda item also discusses some of the challenges that must be addressed if the Knight Creative Communities Institute (KCCI) report is adopted.

HISTORY

The City of Tallahassee’s involvement with creating Cascades Park can be traced back as early as 1987 when the City first approached the state of Florida to request that the State consider creating a partnership to revitalize the property to be a recreational amenity for the entire community. At the time, the State owned a majority of the property excluding the eastern portion of the park that included the Old Electric Building. The community was having extensive conversation about the site due to the fact that it had fallen into disrepair, had significant environmental contamination and was an attractive nuisance in the downtown core. Responding favorably to this outreach, in 2004, the City and State moved forward in the first steps of the Park’s creation through a settlement agreement wherein the City agreed to enter into a legally-binding Administrative Order of Consent (AOC) with the EPA, thereby becoming solely responsible for addressing contamination at the site. As part of this agreement, the state of Florida agreed to convey to the City legal title to the site, agreed to compensate the City by directly contributing $500,000 to the project and paying 15% of any remediation costs exceeding the estimated $5.2 million for the project. In addition, the State agreed to pay half of the EPA regulatory oversight costs associated with the manufactured gas plant portion of the project. As part of the agreement, the City assumed full responsibility for the assessment and cleanup of the portion of Cascade Park that lies east of Gadsden Street. The work on the east side of Gadsden Street included the assessment and deconstruction of the incinerator building, and these costs were assumed by the City.

Beginning in 2006, the City of Tallahassee embarked upon a considerable clean up initiative for the property. Approximately 85,000 tons of contaminated soil were removed and properly disposed of, and a low-permeability layer of soil and clay was installed to minimize surface water infiltration to the aquifer. Towards that end, the City leveraged close to $4M in local funding with over $7.9M in state funds for a total project cost of $11,601,711. In addition, environmental remediation took over 2 years to complete. This effort called for substantial City staff involvement and oversight to prepare the property for possible redevelopment. In 2008, the City received official notice from the EPA that the property/program could transition into the monitoring phase of the program, and thus open for physical construction activities. Of significant note is that the EPA presented the City with the first ever, “Excellence in Site Reuse” award for its work in transforming the property into a public park.

The Economic Development and Environmental Consensus Committee, chaired by Commissioner Mark Mustian, worked early on to forge a vision for the future park. This vision was best articulated by then Department of Environmental Protection Secretary David B. Struhs, when he responded to City ideas with a letter stating that the “Renowned Park Planner Fredrick Law Olmsted would endorse [Cascades Parks’] holistic infrastructure with its multi-use corridors, abundant green space, park-like regional stormwater facilities, passive recreation and wildlife habitats” (Attachment 1). Based on this early effort, the City
Commission directed that City staff begin working with Blueprint to formulate a strategic plan for the property in anticipation of redevelopment.

As a result of this initial vision and direction, Blueprint Staff created a park design that consisted of passive recreational amenities to include trails, scenic bridges, open green space areas and other compatible features. These parameters were used when soliciting feedback from residents and other interested parties during the initial design process. Beginning in 2007, based on this design, City staff, working with Blueprint staff, facilitated the processing and review of over 45 permits through 10 other agencies associated with the park to include such agencies as the Department of State, FEMA and FDEP and the approval of a variety of permits including the natural features inventory and the Environmental Control Management Plan.

In July 2010, Blueprint 2000 officially broke ground on the project site, implementing over $24M worth of improvements towards the same. Despite a number of fundraising initiatives, approximately $2M worth of components in the Park were left unfunded to include the following elements:

<table>
<thead>
<tr>
<th>Amenities</th>
<th>Estimated Cost Including Design</th>
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<tr>
<td>1. Monroe Street Stairway</td>
<td>$575,000.00</td>
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<tr>
<td>2. History Fence Structure</td>
<td>$400,000.00</td>
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<tr>
<td>3. Boca Chuba Fountain</td>
<td>$350,000.00</td>
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<tr>
<td>4. Centennial Field Plaza</td>
<td>$400,000.00</td>
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<tr>
<td>5. Hydrological Fountain</td>
<td>$350,000.00</td>
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<tr>
<td>6. History Fence Panels</td>
<td>$120,000.00</td>
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<td>7. Smokey Hollow Unknown</td>
<td>Unknown</td>
</tr>
<tr>
<td>8. Amphitheater Cover</td>
<td>$600,000.00</td>
</tr>
</tbody>
</table>

In November of 2011, the Tourism Development Council approached the City and Blueprint to express interest in completing the amphitheater portion of Cascades Park. Up to this point, the only elements of the amphitheater funded for completion included a stage and associated risers. The TDC suggested the inclusion of eight elements and conveyed a willingness to allocate approximately $1 million towards the same. These improvements included an amphitheater roof/canopy, temporary fencing, a color kinetic kit for the canopy, a permanent sound system, audience lighting, additional restrooms, dressing rooms and additional seating near the stage. These improvements then served to generate conversations among City and County leaders of changing the intent of the original designed amphitheater from a passive facility, similar to the facility at Kleman Plaza, to a more active feature in Cascades Park.

On November 15, 2011, the Board of County Commissioners approved the allocation of the Tourist Development Tax, up to $1.2 million from the Tourist Development Trust Fund, for a performing arts center to be used for the improvements to the Meridian Marker Amphitheater at Cascades Park. This allocation was made contingent upon the City’s willingness to amend its current policy to allow ticketed events in Cascades Park and to work with the City on programming opportunities. On November 21, 2011, the Community Redevelopment Agency (CRA) approved the same as the Interlocal agreement required its vote to allocate said funds.

On December 11, 2011, the City Commission approved the allocation of up to $1.2 million of Tourist Development Tax funds set aside for a Performing Arts Center(s) for various improvements to the planned Meridian Marker Amphitheatre at Capital Cascades Park and to allow for ticketed events in Capital Cascades Park. In addition, the Commission authorized the City Manager to execute an amendment to the Interlocal Agreement, if needed, to implement the recommended action. The approved improvements and associated costs included the following:

- Amphitheater Roof $620,700
- Temporary Fencing $18,750
- Color Kinetic Kit for Canopy $20,000
- Permanent Sound System $20,000
- Audience Lighting $25,000

http://www.boarddocs.com/fla/talgov/Board.nsf/Public 3/16/2012
Additional Restrooms TBD
Seating Near Stage TBD
Tentative Total $704,450

All designs approved by the IA to date have indicated that the park, including the amphitheater, would be a passive recreation facility. Until recently, the design concept for Cascades Park included a small open-air amphitheater with minimal enhancements. As such, the Department of Parks, Recreation and Neighborhood Affairs had been preparing to incorporate this new facility into the existing Special Event permitting process. Special Events staff would incorporate any recommended programming plans (like the KCCI Study) or requirements adopted by the City Commission that would specify types of music and events, frequency, and variety. Programming recommendations would be accomplished by soliciting local event planners and artists to provide these events. Additional funds could be allocated for staff to plan and implement events as needed to ensure that the programming goals are achieved. Once recommended programming was scheduled, the facility would be available on a first-come, first-serve basis for other activities and events.

Facts & Issues

At the Community Redevelopment Agency meeting on February 8, 2012, the City Commission directed staff to provide additional details related to the construction of the Cascades Park Amphitheater, specifically asking for information on the forecasted flooding of the amphitheater area, the potential costs for additional construction options and the impacts to adjacent neighborhoods if a more active use was pursued. In addition, the City Commission wanted to understand the overall timing of the construction of not only the amphitheater, but the park and various Blueprint projects in and around the project site. Follow-on conversations with Commissioners also led to the additional request for information related to how the City anticipated managing the Park in the future.

Flooding Issues.

Cascades Park has been designed to treat and attenuate stormwater in and around the areas of the park thus reducing substantial flooding along Franklin Boulevard and Monroe Street. As designed, the park, including the amphitheater area, will flood during certain storm events. Of concern noted by the City Commission, is the extent and duration in which the amphitheater will flood. In short, it will take a significant rain event to occur before any flooding will occur in the amphitheater area. As depicted in attachment #2, a series of maps depict the flooding events, associated rain amounts, and the areas that will be impacted by flooding during the rain events. Based on historical data for the last 25 years, if the amphitheater would have been in place during the same time period, a portion of the amphitheater would have flooded a total of 16 times. Of the 16 flooding events, only 4 of those events would have flooded the actual stage area which is at an elevation of 93.5 feet.

An additional concern raised by the Commission was the recovery time of the amphitheater after storm events. More specifically, the time that it would take after a flooding event for the seating area in the amphitheater to become useable again for events. As currently designed, maximum flooding events will rise slowly into the amphitheater area after the large southern basin has reached capacity. There will be no stormwater conveyances rushing through the amphitheater and once stormwater rises into the amphitheater area, it should completely drain in no more than 3 hours. It is undetermined as to how soon after rain events the amphitheater will be available for use, however, it should be noted that permanent seating (as indicated below) within the area subject to flooding will allow events to occur immediately after flooding occurrences provided the seating areas are cleaned (pressure washed). However the grass area designated for seating would take longer to recover and dry.

Potential Costs for Additional Amphitheater Options.

A total of $1 million in funding was provided by the Tourist Development Council (TDC) to design, fabricate and install the Shade Canopy at the Meridian Plaza Stage. An additional $200,000, for a total allocation of $1.2 Million, was approved by the Leon County Board of County Commissioners and the Tallahassee City Commission to provide additional enhancements to the amphitheater. Enhancements to be provided with the funding include the following:

- Remove risers/seating to accommodate backstage activities
- Raise stage elevation

http://www.boarddocs.com/fla/talgov/Board.nsf/Public
3/16/2012
• Improve access to stage
• Install permanent seats for approximately 1,500 guests
• Construct overhead grid system
• Install lighting and sound system for local performances
• Renovate Meridian Point Building to include dressing rooms and restrooms

As a result of the new funding, Blueprint staff met with representatives of the TDC and several community groups (KCCI, Tallahassee Symphony, entertainment booking companies, COCA, City Parks, Recreation and Neighborhood Affairs Department, FSU School of Music, local entertainment providers and a professional booking agent) to discuss desired enhancements to the amphitheater. Design options are dependent upon the intended function of the amphitheater. For example, the current design will accommodate simple, local, groups such as school functions, political events, choirs, other musical events and venues. If more technical, physical and functional improvements to the facility are completed, then it could broaden the ability of the amphitheater to serve larger, more well-known performances that are on a regional or national level. In short, the larger events would need to be “ticketed” events and demonstrate that they put “heads in beds” for our community in order to receive the funding from the TDC.

During various meetings with the community partners it became obvious that modifications to the current design should be made regardless of the TDC funding in order to better support our local performers. These changes, which have been authorized by the Director of PLACE, include the following: ramp and stair relocations, raised stage elevation, eliminate risers to accommodate backstage activities (Attachment 3). These changes will result in minor additional design costs to the project and can be absorbed by contingency funding should TDC funding be removed from the project.

In order to assist the City Commission with a broader understanding of the costs associated with the provision of facility improvements for the various event types, staff has developed the following table that identifies if the proposed enhancement is essential for a local venue and/or a “ticketed” venue. It is important to reiterate that TDC funds cannot be used unless the improvement has the potential to draw people to Tallahassee (i.e. a “ticketed” event).

<table>
<thead>
<tr>
<th>Enhancement</th>
<th>Local Venue</th>
<th>&quot;Ticketed&quot; Venue</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shade Canopy Structure</td>
<td>X</td>
<td>X</td>
<td>$620,700.00</td>
</tr>
<tr>
<td>Temporary Fencing</td>
<td>X</td>
<td>X</td>
<td>$18,750.00</td>
</tr>
<tr>
<td>Lighting for Canopy</td>
<td>X</td>
<td>X</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Permanent Sound System</td>
<td>X</td>
<td></td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Audience Lighting</td>
<td>X</td>
<td>X</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Raise Stage</td>
<td>X</td>
<td>X</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Remove Risers</td>
<td>X</td>
<td>X</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Modify Stage Access</td>
<td>X</td>
<td>X</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>*Meridian Point Building Renovations (Restrooms, Changing Areas, Screening for Building, upgrade parking lot)</td>
<td>X</td>
<td></td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Lighting Grid System</td>
<td>X</td>
<td></td>
<td>$120,000.00</td>
</tr>
<tr>
<td>Permanent Seating (1,500 seats)</td>
<td>X</td>
<td></td>
<td>$270,000.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>$1,169,450.00</td>
</tr>
</tbody>
</table>

*Renovations to the Meridian Point Building and parking lot would be temporary and are contingent upon FSU agreeing to allow improvements to the facility and the facility being utilized for Cascades Park events. Future redevelopment of the site would need to incorporate the enhancements if the use is desired to continue.

Regardless of amphitheater modifications, staff would like to receive authorization to work with FSU to develop concepts and costs necessary to renovate and shield the Meridian Pointe building. The building is located adjacent to the Meridian Plaza, which is a centerpiece of the entire park, and has been viewed by
most, if not all, as a significant detractor from the park. While the Meridian Point building has the potential for adaptive reuse that could not only provide for a cultural facility, it could also greatly enhance the programming and operations of the Meridian Plaza (see Attachment 4) until such time as the property is redeveloped. Costs for the building renovations could range from $100,000 to $300,000. Actual costs cannot be determined until a detailed program is developed for the building.

**Impacts to Adjacent Neighborhoods.**

Parks, Recreation and Neighborhood Affairs and Blueprint staff met with leaders from the Myers Park and Woodland Drive neighborhood associations on March 7th to discuss any issues that may result from the amphitheater expanding to a ticketed venue. Generally, the representatives supported an expanded venue for ticketed events that occur 8-10 times a year. The representatives realize that noise and traffic issues could occur but were willing to work with City staff should these issues arise in the future. The representatives requested copies of the presentation information to share with the neighborhood residents so that the residents would be formally noticed of the potential change of venues prior to the City Commission and/or IA action on this issue. Residents were encouraged to attend the March 14, 2012 City Commission meeting to voice any additional concerns.

**Construction Timing.**

Currently, due to project delays (removing contaminants, additional work, modifications to approved plans, etc.), Cascades Park is scheduled to be substantially completed by the end of December 2012. Approximately 60% of the project is complete today with the box culvert finalized, 58 of the retaining walls installed, Cascade Park Lane and associated parking lots constructed and utility relocations, pond installation and park amenities between 20-70% complete (see Attachment 6). It is anticipated that minor work will be ongoing throughout the month of January and into February 2013. Should Blueprint be authorized to continue utilizing the TDC funding for the amphitheater improvements, there should be little to no additional time added to the anticipated park completion date (for the purposes of these improvements). If the previous decisions are delayed past the March 26th IA meeting, then the approved additional construction items could extend completion of the park by 6 to 8 weeks assuming that the tasks are completed in sequence rather than concurrently. However, it is anticipated that all of the work could be completed concurrently. It is possible that there could be a grand opening of the Park during March 2013.

In addition to the construction of Cascades Park, Blueprint is working with both the City and Leon County on a number of other improvements in and around the project area. The following is a list of projects adjacent to the park and the anticipated start construction date and completion date.

- Franklin Boulevard - This project is already under construction. Completion is anticipated by August 2012.
- Lafayette Street - This project (east of the railroad overpass) is a County project. Construction is scheduled to commence in May and conclude by December 2012.
- Segment 3A (Box Culvert between Monroe and Adams) - This project is scheduled to start construction by July 2012 and be completed in March 2013.
- South Monroe Connector Bridge - This project cannot start until Segment 3A is completed in 2013. It is anticipated that this project will not take longer than 12 months to be completed.

**Park Management/Programming Plan.**

Given the original design of the Cascades Park Amphitheater, the Parks, Recreation and Neighborhood Affairs Department's Special Events Division has been preparing plans to incorporate local events at Cascades Park into the existing event permitting process. This will provide consistency and continuity for event planners as well as for coordination of City and other event services. It will also easily facilitate the necessary integration of these events within normal park usage patterns and ongoing maintenance requirements. As with other City facilities that host events, staff will solicit, accept and review necessary Special Event permit documentation and work with event planners to coordinate any required City services. They will provide event planning oversight and advise event planners on logistical and venue issues. Parks Maintenance staff will assist with any site preparation or modifications that are required. Part time funds have been requested in the Department's operating budget to assist with the expected increased volume in special event applications, as well as to staff events at the park.
Special Events staff will incorporate any recommended programming plans (like the KCCI Study) or requirements adopted by the City Commission that specify types of music and events, frequency, and variety when developing an annual event calendar. They will work with local event planners and artists to insure that the recommended balance and variety of events is achieved. Funds could be allocated for staff to plan and implement additional events as needed to ensure that the programming goals are met after community events have been requested. Once recommended programming has been scheduled, the facility would be available on a first come, first serve basis for other activities and events.

In recent weeks, the scope of both the amphitheater design and its intended uses has drastically changed. To accommodate national acts that will draw a regional audience, staff recommends contracting with an outside promoter to book, market, and manage these events including ticket sales. These events would be given priority scheduling and the City would negotiate receiving a percentage of the ticket sales to cover costs and provide additional revenue.

The City Commission requested information on the extent of the park’s accessibility during ticketed events at the amphitheater. Attachment 5 illustrates a conceptual plan for the location of temporary fencing during ticketed events. In short, a ticketed event will necessitate the closure of the middle portion of the park from the general public. The north end and the west end of the park can remain open during ticketed events. Access between these portions of the park will be via public sidewalks on the surrounding street system.

In addition to the venue issues addressed in the KCCI study like marketing, backstage accommodations, security, box office, finances, sound and lighting issues, the additional following concerns would need to be addressed:

- Promoters may require the City to underwrite the financial liability of scheduling national acts given the fact that this facility is designed to flood and could require several days of clean up for the venue to be usable after a major rain event. Park maintenance staff and the department’s budget will be impacted by having short time frames in which to address trash and debris issues when concerts are scheduled after rain events.

- The number of Police Officers and Parking Enforcement Technicians required, which would be determined by the type of concert/event and the estimated crowd size. For example, a Pops in the Park concert may require considerably less staffing than a contemporary concert. Since there is not a large designated parking lot in the park, the Parking Enforcement Technicians would only need to assist vehicles in the surrounding parking lots and ensure pedestrians get to and from the park safely. It is estimated that 15-30 officers would be required for these types of large events at a cost of approximately $3,000 to $6,000 per event. The Police Department also has a general staffing formula for smaller events which requires one officer for every 250 people in attendance.

- Impacts of larger events to the surrounding neighborhoods could include trash, over flow parking problems, criminal mischief and loitering, and noise complaints for louder concerts and those that last later in the evenings.

- We anticipate there will be other community issues and concerns related to hosting large scale concerts that will need to be addressed as these events are implemented.

With the acceptance of KCCI’s report and the enhancements to the amphitheater design, staff anticipates issuing an RFP to book, market, and manage these large events within the next two months in order to schedule events for the Spring of 2013.

**Park Maintenance Plan and Staffing.**

PRNA has requested five full-time employees (approximately $152,800 plus benefits), as well as funds for part-time and contractual labor ($70,680) for the maintenance of Cascades Park. This request represents a minimal staffing level as compared to other similar high-maintenance, high-visibility parks like Oven, Brokaw-McDougall, Kieman Plaza and the Downtown Chain of Parks. Nine full-time staff maintain those combined 24 acres, as compared with the five staff requested for Cascade Park’s 27 acres. The addition of larger, ticketed events and the possibility of daily programming that had not been anticipated will increase maintenance demands and costs. Mitigating trash and debris issues quickly after rain events will be critical to insuring concerts and programs are able to be held as scheduled. Managing this expectation will impact the completion of ongoing, day to day maintenance requirements, which could cause issues with other park
functions. In addition, wear and tear on the turf area of the amphitheater will increase. Similar circumstances have required the replacement of grass with mulch in the Downtown Parks’ highest traffic event areas, and the cost is approximately $10,000 each time the sod has to be replaced at Kleman Plaza due to wear and tear.

**Continuing Environmental Concerns.**

During FY2011, the fourth year of groundwater monitoring was completed as it relates to the remediation of the contamination for the project and the City’s on-going obligation to EPA to address any concerns not resolved from earlier clean-up efforts. The laboratory analytical results indicated that natural attenuation, while occurring, was doing so at a slower rate than previously predicted. Therefore, remedial goal objectives probably would not be achievable under a monitored natural attenuation program within the anticipated five-year timeframe. In particular, groundwater sampling in the southeast portion of the Site indicated that the concentrations of naphthalene in the groundwater remained well above remedial goals, and in some cases were actually increasing. Elevated levels of benzene and arsenic also persisted. In addition, during 2011, Blueprint 2000 uncovered nearly 15,000 tons of additional contaminated soil during park construction most of which was not anticipated.

Given the rate of natural attenuation and the discovery of additional contaminated soil, the EPA determined that groundwater remedial goals for the Site would not be met in an appropriate timeframe. The EPA determined, consistent with the terms and conditions of the AOC and its authority under CERCLA, that additional action was required by the City.

In the latter part of 2011, the City accepted the terms and conditions of a new “Administrative Settlement Agreement and Order on Consent for Remedial Investigation / Feasibility Study” (RI/FS AOC) which became effective on December 27, 2011. This new RI/FS AOC requires the City to conduct a study to determine the most appropriate remedial technology to address the subsurface contamination. In addition, this directive will require the City to reimburse EPA for all direct and indirect costs incurred by EPA, its contractors, and the U.S. Department of Justice, including associated EPA markups for contractor oversight. The work required pursuant to this RI/FS AOC will take approximately one year to complete, at which time a separate and new Consent Order will then be issued by EPA requiring the City to implement the selected remedial action, and also implement a multi-year long-term monitoring plan.

**CHARITABLE CONTRIBUTIONS**
Not applicable.

**OPTIONS**
No action required. This agenda item is for informational purposes only.

**ATTACHMENTS**

1. December 3, 1999 letter from Department of Environmental Protection Secretary David B. Struhs
2. Flooding illustrations of Cascades Park
3. Interim design changes approved by the Director of PLACE
4. Meridian Point building concept sketches
5. Conceptual fencing plan for ticketed events
6. Construction Status Update

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December 3, 1999 letter from DEP Secretary.pdf (288 KB)
Flooding Illustrations of Cascades Parks.pdf (3,798 KB)
Construction Status Update.pdf (725 KB)
Amenity Priorities

Blueprint 2000 wants the Community’s feedback on the remaining unfunded amenities. What do want to see in your Cascades Park? You can help by completing the following ANONYMOUS Survey/Ranking. Rank in order of preference with 1 being the most preferred. We appreciate your participation.

Affiliation, agency or resident (no names please):

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Description</th>
<th>Cost</th>
<th>Design/ Funding Status</th>
<th>My Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amphitheater Shade Canopy</td>
<td>Shade structure will provide shelter for performers and audiences at the park’s new outdoor stage and seating area.</td>
<td>$600,000</td>
<td>Design is complete</td>
<td></td>
</tr>
<tr>
<td>Commemoration of Smokey Hollow</td>
<td>Feature will commemorate the historical black neighborhood that once was located in the park’s northern half.</td>
<td>To be determined</td>
<td>Design is not funded</td>
<td></td>
</tr>
<tr>
<td>History Fence Structure</td>
<td>Fence will stand along South Meridan Street sidewalk and serve as a base for the History Fence panels.</td>
<td>$400,000</td>
<td>Design is funded but not complete</td>
<td></td>
</tr>
<tr>
<td>History Fence Panels</td>
<td>Etched-steel panels depicting the history of Tallahassee and Cascades Park from the time of the Apalachee Indians to today.</td>
<td>$120,000</td>
<td>Design is funded and in final stages</td>
<td></td>
</tr>
</tbody>
</table>

Note: fence structure must be in place before panels can be installed!

Continued on the back
<table>
<thead>
<tr>
<th>Amenity</th>
<th>Description</th>
<th>Cost</th>
<th>Design/Funding Status</th>
<th>My Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boca Chuba</td>
<td>Modeled after classical sculptures in Europe's grand cities, this large fountain will give the park a truly &quot;world class&quot; atmosphere.</td>
<td>$350,000</td>
<td>Design is complete Construction is not funded</td>
<td></td>
</tr>
<tr>
<td>Hydrological Cycle</td>
<td>Water flows from cloud to ground to sink-hole in this educational model, which also depicts the old waterfall and sinkhole for which the park is named.</td>
<td>$350,000</td>
<td>Design is not funded Construction is not funded</td>
<td></td>
</tr>
<tr>
<td>Educational Fountain</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monroe Street Gateway</td>
<td>This entry will link Cascades Park to the South Monroe Street corridor. Proposed concept includes a waterfall symbolizing the original cascade.</td>
<td>$500,000</td>
<td>Design is not funded Construction is not funded</td>
<td></td>
</tr>
<tr>
<td>(Grand Staircase)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Centennial Field</td>
<td>Landscaping and plazas arranged in a baseball-diamond pattern will commemorate athletic and political events that used to take place at the park.</td>
<td>$350,000</td>
<td>Design is not funded Construction is not funded</td>
<td></td>
</tr>
<tr>
<td>Commemorative Plaza</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please answer the following question by checking the appropriate box.

How familiar are you with the Blueprint 2000 Intergovernmental Agency?

☐ Not familiar  ☐ Somewhat familiar  ☐ Very familiar

What is your level of knowledge regarding the Cascades Park project?

☐ Might have heard about it, but I don't know much.  ☐ I am fairly aware of it and can explain the basics.  ☐ I'm informed and know many details of the park.

Return completed form to:
2727 Apalachee Parkway, Suite 200
Tallahassee, FL 32301

Or Scan and submit via e-mail to:
info@blueprint2000.org

For questions or additional information, call 850-219-1060 or visit www.cascadepark.org
EXISTING STAIRS TO REMAIN.CLEAN,STAIR RAILING,PRIME AND PAINT.PAINT AND COLOR TO BE DETERMINED BY THE AGENT.

EXISTING RETAINING WALL TO REMAIN.
- REMOVE ALL TREES AND VEGETATION THAT IS GROWING WITHIN 5' OF THE RETAINING WALL
- PRESSURE WASH THE EXPOSED WALL SURFACES
- REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH ORNAMENTAL PARK FENCE SEE HARDSCAPE PLANS.

MONROE STREET
- PRIMARY ENTRANCE SIGN SEE HARDSCAPE PLANS
- POWER DISTRICT STATION SEE ELECTRICAL PLANS
- MONROE STREET GATEWAY
- TRASH AND RECYCLE RECEPTACLES, DOG BAG DISPENSER AND BICYCLE PARKING, SEE HARDSCAPE PLANS
- 6' CONCRETE SIDEWALK
- POWER DISTRICT CAUCUS FOR STRUCTURAL CONTROLLERS PLANS
- STAIR UNIT 6
- TYPE 4 ON-GRADE VIEW DECK W/ PICNIC TABLE, SEE HARDSCAPE PLANS
- CASCADING FOUNTAIN MONT FOUNTAIN PLANS
- Retaining WALL 45
- 11' TURF BLOCK CONCRETE PAVER BOAT RAMP

MONROE STREET SIDEWALK (E) SEE SHEET 1322 FOR DETAIL

6' BENCH SEE HARDSCAPE PLANS

EXISTING HISTORIC STONE WALL
- REMOVE ALL VEGETATION GROWING ON THE EXISTING STONE WALL (BOTH SIDES) AND PRESSURE WASH THE WALL (BOTH_SIDES).

EXISTING STAIRS TO REMAIN. SEE STRUCTURAL PLANS FOR NEW PARK RAILING.
- REMOVE ALL VEGETATION THAT IS GROWING ON THE STAIRS
- PRESSURE WASH THE CONCRETE
- CLEAN AND REPAIR THE RAILINGS. PRIME AND PAINT. PAINT AND COLOR TO BE DETERMINED BY THE AGENT.

10' CONCRETE SIDEWALK
- 8' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- POWER DISTRICT STATION SEE ELECTRICAL PLANS
- TYPE 1 ON-GRADE VIEW DECK W/ 6' BENCH SEE HARDSCAPE PLANS

6/2017
- SUSA CHABA DONO 904 WENATI CYP
Discovery & Adventure Garden at Cascades Park

As the centerpiece of the Cascades Trail Project and the future social hub of our community, Cascades Park will contribute significantly to our quality of life here in Tallahassee. This “Central” Park, located in our urban center and amidst local and State government operations will directly reflect the values of our community and Florida at large. Current plans call for significant features of art, culture, wellness, and commerce that will engage the public. The space must also clearly reflect our region’s appreciation and respect for nature in a way that encourages a connection with this place we call home. The Discovery & Adventure Garden will be an interactive environmental feature reflecting the unique natural communities of our region and our State, thus recognizing the impact of the physical landscape on our daily lives and our future well-being. This amenity will not only foster the current vision of the park, but moreover it will reflect our value of nature as an integral component of public health and community sustainability.

**Intent: To encourage children’s healthy development and imaginative play in nature.**

A few of the benefits the adventure garden could provide are:

- Offer children and families a safe area to investigate and interact with natural elements
- Engage children in fine and gross motor skills, which can aid in their development
- Boost curiosity and creativity by allowing visitors to decide how to use the natural elements in passive or active play
- Provide hands-on, experiential learning at a child’s scale about statewide natural communities that are key to Florida’s identity and future
- Further illustrate how traditional development can be re-thought and creatively planned to add value, interest and sustainability to common spaces
- Enhance self-reliance through challenging elements that can change over time and are not standardized
- Contribute to overall health and wellness
- Complement the existing park both aesthetically and environmentally
- Simultaneously serve as both an educational setting and a safe, interactive play space

A few proposed features include:

- Interactive water feature
- Habitat gardens
- Hill slide
- Large boulders
- Fruit tree grove
- Sand area
- Climbing logs
- Seating
- Artwork
- Interpretive signage