

TALLAHASSEE – LEON COUNTY
BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY
Meeting Minutes
February 25, 2013
3:00 pm, City Commission Chambers

MEMBERS PRESENT

County

Commissioner Mary Ann Lindley
 Commissioner John Dailey
 Commissioner Bryan Desloge, Vice Chair
 Commissioner Kristin Dozier
 Commissioner Nick Maddox
 Commissioner Jane Sauls
 Commissioner Bill Proctor

City

Commissioner Andrew Gillum
 Commissioner Nancy Miller, Chair
 Commissioner Mark Mustian
 Mayor John Marks
 Commissioner Gil Ziffer

CITY/COUNTY STAFF

Mark Beaudoin, COT Real Estate	Gabriel Menendez, COT Public Works
Autumn Calder, Blueprint 2000	Rick Minor, Mayor's Office
Dee Crumpler, COT Parks and Recreation	Tony Park, Leon County
Jim English, City Attorney	Josh Pascua, Leon County
Harry Farrar, COT Public Works	Harry Reed, CRTPA
Charles Hargraves, Blueprint 2000	Debra Schiro, Blueprint 2000
Linda Hurst, COT Attorney's Office	Lew Shelley, City Attorney
Angela Ivy, Blueprint 2000	Wayne Tedder, PLACE
Charla Lucas, COT Parks and Recreation	Anita Favors Thompson, City Manager
Shelonda Meeks, Blueprint 2000	Jay Townsend, City Manager's Office

OTHERS PRESENT

Robert Clay, Myers Park	Robert Olmstead
Cindy Cospers, Myers Park NA	Gregg Patterson
Betsy Couch	Gary Phillips, Michael Baker Corp.*
Jeanie Conner, Myers Park	Margie Quillman, Michael Baker Corp.*
Karen Cox-Dennis, Myers Park	Marek Romanowski, Michael Baker Corp.*
Susan Emmanuel, Quest*	Patricia Ryerson, Myers Park NA
Terry Gallon, Myers Park	Mia Shargel, Woodland Drives
Patrice Hanulak, WPI	Dave Snyder, Michael Baker Corp. *
Laurie Hartsfield, KCCI	Gary Stogner, TDC
Kevin Hattaway, Myers Park	Frank Terraferma
Gregg Herman, Sandco*	Gunilla Trull, Myers Park
Shawn Kalbli, WPI	Alisha Wetherell, Kimley- Horne*
Mariann Kearsley, Myers Park	Vivian Young, Myers Park
Stan Makielski, Myers Park	Ray Youmans, THC*
Maribel Nicholson-Choice, Greenberg Traurig*	

* Indicates Blueprint 2000 Consultant

Commissioner Nancy Miller called the meeting to order at 3:02 pm.

I. AGENDA MODIFICATIONS

Mr. Tedder stated that the agenda modifications were sent to the committee to correct typographical errors and that he would point them out as the meeting progressed specifically for items 4, 5, and 9.

II. CITIZEN'S ADVISORY COMMITTEE (CAC) CHAIRMAN'S REPORT

Commissioner Miller stated that Mr. Drew was not present to provide the CAC Chairman's reports because he was under the weather, however the comments from the CAC were included under each agenda item.

III. INFORMATION ITEMS

1. CAC Meeting Minutes (September 6, 2012, October 18, 2012)

This item was presented as informational only.

2. Manuel Diaz Farms Recognition

Mr. Tedder acknowledged the donation of \$30,000 of palm trees for the Franklin Blvd project by Manuel Diaz Farms and thanked them for their generosity.

3. Franklin Boulevard Update

Mr. Tedder provided the status of the Franklin Blvd project and stated that there would be a ribbon cutting in April.

IV. CONSENT ITEMS

4. IA Meeting Minutes (September 24, 2012)

Mr. Tedder stated that there were corrections to the minutes as requested by Commissioner Miller. The corrections were included with the agenda modifications distributed prior to the meeting. Mr. Tedder requested approval of the amended minutes as submitted.

RECOMMENDED ACTION:

Approve minutes as provided.

Commissioner Ziffer moved staff recommendation. Commissioner Desloge seconded the motion. **The motion carried 9-0.**

Mayor Marks requested that the agenda pages and the cover sheet be numbered in the future.

V. PRESENTATIONS/ACTIONS/DISCUSSIONS

5. FHWA Payment Approval Delegation

Mr. Hargraves stated that the agenda item requested the delegation of approval authority to the Federal Highway Administration (FHWA) for the Capital Circle Northwest/Southwest project due to the fact that they have agreed to pay for all fuel, bitumen and quality adjustments related to the project. FHWA has agreed to pay all additional costs.

Commissioner Scott Maddox and Commissioner Bill Proctor arrived during the presentation.

RECOMMENDED ACTION:

Option 1: Authorize the Blueprint 2000 Staff Director to approve additional costs that FHWA has reviewed and agreed to pay.

Commissioner Proctor pointed out that the local MBE policy was lowered for the project and that he was disappointed by that.

Commissioner Nick Maddox moved staff recommendation. Commissioner Dozier seconded the motion. **The motion carried 11-0.**

6. Capital Circle SE, Woodville to Crawfordville Monumentation

Mr. Hargraves stated that the agenda item requested additional funding for the survey monumentation of the project and that it would be the final expenditure.

RECOMMENDED ACTION:

Option 1: Allocate \$15,000.00 for preparation of the monumentation map. The funding source is unallocated funds from FY 2012.

Commissioner Nick Maddox moved staff recommendation. Commissioner Desloge seconded the motion. Commissioner Scott Maddox asked if this was additional work that would need a new Request for Proposal. Mr. Hargraves stated that it was in the original proposal that was removed but was being added back. The work would be completed by the firm that was a part of the original team. **The motion carried 10-0.**

7. Connector Bridge Authorization to Advertise, Negotiate, & Award the Construction Contract and CEI Contracts

Gary Phillips, Project Manager, updated the Board on the status of the project. He stated that the design for the pedestrian access to the connector bridge was revised since the last meeting based on comments from the IA, TCC, and the CAC in late 2012. Also, Blueprint and the CRTPA

were successful in securing a further \$1.4M from FDOT and additional grants. The additional federal funds required Construction Engineering and Inspection (CEI) services.

RECOMMENDED ACTION:

Option 1:

- A. Allocate the \$850,000.00 Federal Transportation Enhancement Funds and the \$550,000.00 CRTPA funds to project #1000612- Capital Cascades Trail Connector Bridge.
- B. Transfer \$500,000.00 from project #03758 – Land Bank to project #1000612 –Capital Cascades Trail Connector Bridge. Any remaining funds at project completion will be transferred to the CCT-Segment 3 project.
- C. Authorize the advertisement for Construction Services and CEI Services at a total cost not to exceed \$4,500,000.00. The budget includes construction contingency and negotiated post design services with the design firm.
- D. Authorize the Intergovernmental Management Committee to advertise, negotiate, and award a contract with the selected construction and CEI firms, and if negotiations are unsuccessful be authorized to move to the next firm in sequence.

Commissioner Proctor stated that he felt that is was a lot of money for such a small project and he asked about the graffiti coating that would be applied to the structure.

Commissioner Desloge moved staff recommendation. Commissioner Maddox seconded the motion. **The motion carried 11-0.**

8. CCT Segments 3B & 3C Authorization to Advertise, Negotiate, & Award the Construction Contract

Mr. Tedder stated that there were multiple parts to the project and that various staff would provide an overview of the aspects during the presentation.

Mr. Phillips reiterated the information that was provided to the Board in the agenda materials for segment 3A (Box Culvert installation from South Monroe St to west of South Adams St). There were updated photographs of the project to show the Board the progress which was approximately 85% complete. Furthermore, Blueprint was successful in getting Community Development Block Grant (CDBG) funds of \$1.65M. The anticipated completion date of the project was June 2013. Mayor Marks stated that currently there was legislation to allow the state to control CDBG funding rather than it coming directly to Cities. He recommended that the Commissioners be aware and follow it closely.

Mr. Phillips provided an update on the Coal Chute Pond project, which was a downtown regional stormwater facility that would be an integral part of the proposed redevelopment of central Tallahassee. It would be an off line project and provide treatment for new developments along Gaines Street, Railroad Square, and a portion of the FAMU Way project. He further stated that it too was approximately 85% complete. Mr. Phillips stated that this project also received

\$660,000 in CDBG funds for the design and right of way cost. He stated that this project would be completed by April 2013.

Mr. Phillips stated that the main purpose of the agenda item was to update the Board on Segments 3B and 3C which is between Segment 3A and Coal Chute Pond. He stated that the project was in the first phase of construction which was the installation of the infrastructure. It was being designed concurrently with the FAMU Way extension project to allow Blueprint and the City to advertise both, FAMU Way and Segments 3B and 3C, as one construction project. The benefits of combining the projects were the economies of scale, the phasing and sequencing of the box culvert installation, utility work, and maintenance of traffic. Ultimately it will decrease project costs and minimize impacts to the traveling public.

Mr. Phillips stated that the next phase would be brought back to the Board in the future for the landscaping and hardscaping of the project; however it had not yet been designed. He turned the presentation over to Shawn Kalbli of Wood & Partners. Mr. Kalbli provided an update on the advanced schematic package. Wood & Partners built upon what the students at FAMU's School of Architecture has started with the design team and from community input. He stated that the project was organized into seven zones with four themes: Water, Redevelopment and Activity, History and Heritage, Color Vibrancy and Playfulness. Mr. Kalbli expounded on each as part of his presentation. He further stated that the design team coordinated with the FAMU CAC, Blueprint 2000 CAC, FAMU Facilities Planning and Construction Office, and the FAMU Leadership Team.

Mr. Tedder stated that the Board previously expressed reservations about a stormwater management facility of that magnitude in that area. They wanted assurance that FAMU would be happy with it as an amenity that would serve as a gateway of the university. He reiterated that what was presented was concept only at that point.

There was discussion of the "Under the Overpass" concept and use of the FAMU students input for the project. It was clarified that Wood & Partners would be the professional firm that would design the landscaping portion of the project.

RECOMMENDED ACTION:

Option 1: Authorize the advertisement for Construction Services for the Capital Cascades Trail – Segments 3B and 3C Project at a cost not to exceed \$17,000,000.00 which includes post design services and project contingency consistent with the project implementation described below:

1. The CCT-Segment 3B and 3C project will be combined (plans, specifications, quantities) with the FAMU Way Extension Project and advertised together as one construction contract.
2. City of Tallahassee Public Works will 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.

3. City of Tallahassee Public Works, in coordination with Blueprint 2000, will administer the Construction Contract and CEI Services for the project.
4. Blueprint 2000 and the City of Tallahassee Public Works Department will enter into a Joint Project Funding Agreement.

Commissioner Proctor asked why there was such a significant price difference in the linear feet price between the two segments. Mr. Phillips stated that it was due to the cost of the pond construction.

Commissioner Ziffer moved staff recommendation. Commissioner Desloge seconded the motion. **The motion carried 12-0.**

Commissioner Gillum stated that he wanted to address the maintenance issues and the scheduling of events in the amphitheater. He stated that he felt that since this is a project that was funded by City and County funding. Mr. Tedder stated that the new sales tax referendum initiative addresses the maintenance issues. Commissioner Nick Maddox stated that it was his understanding that any projects that were inside the city limits would be maintained by the City and any projects outside of the City limits would be maintained by the county. Commissioner Dozier confirmed that was her understanding; however she stated that the Board needed more information before a decision could be made by the Board. There was further discussion of the cost of increased maintenance for each organization.

Commissioner Dozier moved to have an agenda item that addresses the maintenance of projects that are specific to Blueprint 2000. Commissioner Desloge seconded the motion. The motion carried 12-0.

VI. PUBLIC HEARING

9. Cascades Park Update & Request for Additional Funding & Authorization of Amphitheater Enhancements

Mr. Tedder stated that the agenda item covered several issues and that several members of the staff would be providing presentations and updates in addition to the material that was provided to the Board in the agenda.

Mr. Dave Snyder provided an update on the Discovery Garden at Cascades Park with overview of the location in the park. Many of the items included in the Discovery Garden would be donated. Also, there would be a community planting day to involve the citizens.

Ms. Autumn Calder stated that the Smokey Hollow Commemoration group continued to meet regarding the amenity. Those meetings resulted in changes to the design since the last time that the Board reviewed the concept. She discussed the updates to the landscape plan and stated that the plan was to the point of cost estimating.

Ms. Calder discussed the parking agreement with the Florida Department of Management Services and the Donation policy and procedure. Commissioner Miller asked about the parking in areas not owned by the Department of Management Services (DMS). Mr. Mark Beaudoin from the City Real Estate Office stated that the majority of the parking areas were owned by DMS. The other spaces were owned by FDOT with whom he was pursuing agreements. The remaining spaces were owned by the School Board and FSU.

Mr. Hargraves provided the Board with photographs of the progress of the construction within the park and described each. Commissioner Proctor asked about quality and height of the fences within the park. He expressed concern that water was an attractive nuisance and that the fence did not appear to provide much security.

Mayor Marks asked about the graffiti problem in the park. Mr. Tedder acknowledged that it was a major issue; Blueprint hired a security firm to patrol the park during the off hours.

Mr. Tedder stated that residents from the Myers Park and Woodland Drives neighborhoods had expressed concern about the noise level at the amphitheater. He shared with the Board that Blueprint hired a reputable acoustical design firm to provide a noise study. He referred to the presentation and provided explanation of the data that was presented. (The presentation is available at Blueprint 2000 upon request.) However, until the sound system was installed there was no way of knowing the precise effects on the neighborhood. Additionally, Ken Morris of the Tourist Development Council (TDC) was available if the Board had any questions concerning the draft Interlocal agreement on ticketed events.

Mr. Tedder reviewed the options that were provided and emphasized that the choice really came down to what type or level of event the Amphitheatre would support. He noted that if the Amphitheater was not able to support the large ticketed events (that would also bring in community revenue through hotels, restaurants, etc.) that Blueprint would have to refund the money the TDC invested.

Mayor Marks asked for clarification on how the noise issues could be resolved. Whether it could be through structural changes i.e. moving or redirecting speakers or whether it could be through regulation of event times. Mr. Tedder stated that the best way to mitigate the sound would be by putting a cover over the seating area.

RECOMMENDED ACTION:

Option 1: Amend the FY2013 Capital Budget for Cascades Park as follows:

1. Project Funding and Contingency	= \$2,500,000.00
2. Option C (Ticketed Events with Seating/Lighting)	= \$2,378,676.09
TOTAL	= \$4,878,676.09

Commissioner Miller asked for speakers to be heard before the Board began discussions.

Mr. Gregg Patterson stated that he fully supported the construction of the Amphitheater and that it could be a great benefit to the community. He stated that there were ways to mitigate the sound issues.

Kevin Hattaway, Myers Park Neighborhood Association, stated that he and the neighbors were excited about the park but that they were concerned about the noise levels before, during and after the concerts. He further stated that the neighborhood created a petition regarding the park. He stated that Myers Park was a great neighborhood and that the residents of the neighborhood wanted to ensure that it remained a great neighborhood.

Ms. Mia Shargel expressed her support of the park. She stated that she appreciated the acoustical design that was performed; however she thought that the study was limited. She thought that the noise study should have been done earlier in the project and that this project was done differently than other City and County projects. Ms. Shargel stated that the project should have had the noise study done in the beginning of the project, with public input before the revisions or additions to the project took place and that the public should have been given more time to review the plans. She requested that the Board delay finalizing the Interlocal Agreement, and the completion of the Amphitheater, until the completion of an environmental impact study based upon the proposed performances.

Ms. Ganilla Trull who had lived in the area for 43 years, stated that she was worried about the noise from the Amphitheater, graffiti around the park, and the general safety of the area.

Mr. Robert Olmstead stated that he was concerned about the noise that the park would produce. He thought that the regulatory approach would be the best way to address the issue. He also felt that there should be a position for a Council of Neighborhood Associations (CONA) representative on the advisory board to insure that other neighborhoods that were affected would have a voice. His biggest worry was that his property values would erode.

Karen Cox-Dennis stated that she would like to see the regulation of the park through time constraints. She felt that it would quell many of problems. Commissioner Miller stated that the Interlocal Agreement had a provision to stop the performances at 11:00 pm for out of town performers.

Commissioner Dozier stated that it was her understanding that the Memorandum of Understanding (MOU) between the City and County would not be finalized until the sound study was completed. Security and curfew were issues that could be addressed in the meantime. Furthermore, the MOU addressed shared costs. She felt that the City and the County needed to move forward with the finalization of the MOU and that many issues would be resolved through it.

Commissioner Nick Maddox stated that he appreciated the concerns of the neighborhoods and **moved staff recommendation with an inclusion of time constraints. Commissioner Gillum seconded the motion.**

Commissioner Scott Maddox provided the Board with a little history on the founding of Tallahassee and why it was selected as the capital. He stated that he wished that there was more public input. He suggested that a working group be set-up to review and monitor the effects of the park over the first year.

Mayor Marks stated that he did not believe that the design or technical issues raised by citizens could be resolved through regulations. He further mentioned that he was concerned with the impacts on property values.

Commissioner Gillum thanked the Myers Park Neighborhood representative for bringing the issues to the Board in a thoughtful manner. He was excited about the park and that it would be a jewel to the community. He also expressed his concern with the lighting and surveillance systems in the park.

Commissioner Nick Maddox stated that he would like to change the time constraint in the MOU to 10:00 pm rather than 11:00 pm.

Commissioner Ziffer stated that 355 days of the year this would be a beautiful passive park with walking trails and beautiful amenities. He did not support changing the time to 10:00 pm. He reminded the Board that the TDC funded a large portion of the Amphitheater on the grounds of promoting tourism for Tallahassee. The park would bring in supportive businesses to the South Monroe area; something requested by the economic development community. He did not believe that the park would negatively impact property values. In fact, he thought that it would do the exact opposite. The area had been transformed from an environmentally contaminated site. He was supportive of neighborhood rights and he supported the represented neighborhood however Cascades Park was an amazing facility that was being constructed in their back yards.

Commissioner Lindley stated that she felt that property values increased when there was a robust and interesting use to an area. She liked the idea of having a committee to review the effects of the park over the first year and bringing the issues back before the Board.

Commissioner Sauls thanked the citizens for coming out to express their concerns regarding the park. She understood their sensitivity to the hours and noise and was confident that an agreement could be arrived at that would be agreeable to all and support the incredible asset to the community.

Commissioner Proctor stated that he grew up in a time when Myers Park seemed to be a privileged area of town with parks, swimming pools, golf courses, tennis courts, duck ponds, and all the wonderful things that his south-side neighborhood did not have. Cascades Park would be a new amenity for the neighborhood with an amphitheater, "kiddie" park, trails, fountains, etc. He referenced other neighborhoods with football stadiums, airports, railroad tracks, and other things that produced noise at inconvenient times and that the residents of those areas endured, sometimes, daily. He stated that Myers Park has been blessed with many amenities. However, there had to be a little yielding, giving, or sharing.

The motion carried 12-0.

VII. CITIZENS TO BE HEARD

Mr. Tedder stated that there were no speakers.

VIII. ITEMS FROM MEMBERS OF THE COMMITTEE

X. ADJOURNMENT

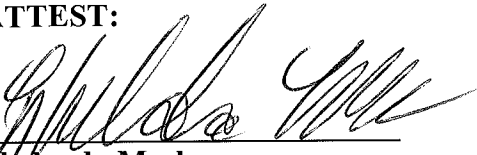
There being no further business, Chairman Desloge adjourned the meeting at 6:00 pm.

APPROVED:



Kristin Dozier
Chair of Blueprint 2000 IA

ATTEST:



Shelonda Meeks
Secretary to Blueprint 2000 IA