

**TALLAHASSEE – LEON COUNTY  
BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY**

**Meeting Minutes**

**June 2, 2008**

**3:00 pm, City Commission Chambers**

**MEMBERS PRESENT**

**County**

Commissioner John Dailey  
Commissioner Ed DePuy, Chairman  
Commissioner Brian Desloge  
Commissioner Jane Sauls  
Commissioner Cliff Thaeil  
Commissioner Bill Proctor

**City**

Commissioner Allan Katz  
Commissioner Debbie Lightsey  
Commissioner Mark Mustian

**CITY/COUNTY STAFF**

Mark Beaudoin, COT  
Michelle Bono, City Manager's Office  
David Bright, Blueprint 2000  
Greg Burke, CRTPA  
Jim Davis, Director, Blueprint 2000  
Shelonda Gay, Blueprint 2000  
Tony Park, Leon County Public Works  
Vince Long, County Administration  
Phil Maher, Blueprint 2000

Gabriel Menendez, COT  
Harry Reed, CRTPA  
Angela Richardson, Blueprint 2000  
Debra Schiro, Blueprint 2000  
Rita Stevens, COT  
Anita Favors Thompson, City Manager  
Patrick Twyman, COT  
Michael Wright, City Manager's Office  
Bill Woolery, COT

**OTHERS PRESENT**

James H. Bailey  
Nathan Bailey  
Steve Bailey  
Bill Berlow, Tallahassee Democrat  
Hugh Brown, Citizen's Advisory Committee  
Gloria Chester, Chester Brothers  
Jerry Conger, Citizen's Advisory Committee  
V. J. Connor, Meyer's Park Neighborhood  
Jack Curatelli, Florida Acquisitions  
Paco de la Fuente  
John Gorham, American Consulting Engineers  
Amanda Hopkins, Greenhorne & O'Mara  
Mark Llewellyn, Genesis Group  
Sharon Leggett, TACUB  
Paul Lehrman, ABL  
Gino Luzeietti, Broad & Cassel  
Maribel Nicholson-Choice\*

Randy Matheny, OR Colan  
Jerry Oshesky, The LPA Group\*  
Charles Pattison  
Gary Phillips, The LPA Group\*  
Margie Quillman, The LPA Group\*  
Jim Shepherd, Jacobs Engineering\*  
Christopher Snyder, Blueprint 2000\*  
Dave Snyder, The LPA Group\*  
Tyrone Scorsone, FDOT  
Charles Stratton, Broad & Cassel  
Lamar Taylor, Citizen's Advisory Committee  
Latesa Turner, Jacobs Engineering\*  
Ryan Wetherall, KHA  
Ruth Wharton, RRSQ  
Karyl Wolfe  
Ray Youmans, THC\*

\* Indicates Blueprint 2000 Consultant

Chairman Ed DePuy called the meeting to order at 3:02 p.m.

## **I. AGENDA MODIFICATIONS**

Mr. Davis stated that there was one agenda modification to the discussion portion of the agenda, Item #M-1, Fiscal Year 2007 Performance Audit, which was finalized on May 30, 2008.

## **III. INFORMATION ITEMS**

### **1. Capital Circle NW/SW Access Management Public Hearing**

This item was presented as informational only.

### **2. Capital Circle SW PD&E Study Update and Schedule**

This item was presented as informational only.

### **3. Capital Circle NW Landscaping and Regional Stormwater Pond 1 Landscaping/Park**

This item was presented as informational only.

### **4. Regional Stormwater Pond 1 Snail Update**

This item was presented as informational only.

### **5. Capital Cascade Trail: Segments 3 and 4 Design Update**

This item was presented as informational only.

### **6. Mahan Drive Update**

This item was presented as informational only.

### **7. Headwaters of the St. Marks River: Wood Sink Parcel**

This item was presented as informational only.

### **8a/b CAC Meeting Minutes – (February 7, 2008 and April 3, 2008)**

This item was presented as informational only.

Mr. Davis recommended the Board move to the Consent Items; assuming no one had any questions regarding the Information Items. Commissioner DePuy stated that for the record a copy of the agenda packet was provided ahead of time and each Commissioner had been briefed on all of the items.

**IV. CONSENT**

**9. IA Meeting Minutes: February 25, 2008**

**RECOMMENDED ACTION:**

Approve minutes as provided.

**10. Cultural Facilities Grant Resolution**

**RECOMMENDED ACTION:**

**Option 1:** Approve the Cultural Facilities Grant Resolution and authorize its signature by the Agency Chair.

**11. Capital Circle NW/SW: US 90 to Orange Avenue - Right of Way Acquisition (Additional Parcels) and Resolution**

**RECOMMENDED ACTION:**

**Option 1:** Approve the Resolution allowing right of way acquisition of four (4) additional parcels and three (3) temporary construction easements necessary for the construction of Capital Circle Northwest/Southwest (SR 263) from Orange Avenue to West Tennessee Street.

**Commissioner Katz moved to accept the consent items.** Chairman Sauls seconded the motion. **The motion carried unanimously 8-0.** (Commissioner Proctor was absent.)

**V. PRESENTATIONS/ACTIONS/DISCUSSIONS**

**M-1. Fiscal Year 2007 Performance Audit**

Mr. Davis stated that the Florida Center for Prevention Research Emerging Issues & Assessment at Florida State University performed the Performance Audit which was an annual requirement of the of the Blueprint 2000 program. The report was finalized on May 30, 2008. Mr. Davis introduced Mr. Thomas Bowermeister, Florida Center for Prevention Research. Mr. Bowermeister thanked the Board for the opportunity to conduct the audit. He stated that his organization used on-line surveys, interviews with key officials and the general engineering team. The assessment was that the Blueprint 2000 program was doing an outstanding job and offered to entertain questions regarding the evaluation.

Commissioner Thael stated that although he knew that the Blueprint 2000 staff was doing a fine job, he could not comment on the report because he had not had a chance to review the report since it was handed out at the meeting. He stated that he would like to take at least five minutes to review the report.

Commissioner DePuy stated that there would be an informal recess so that the Commissioners could review the report. Mr. Davis apologized and stated that the report was finalized on May

30, 2008, and that he did not want to wait until September to present the report. He further stated that he had asked Mr. Bowermeister to be very brief in his report. Commissioner Thaelle stated that he could see that the performance audit was the extremely strong audit as he expected, however he wanted to confirm that before voting to accept it.

**RECOMMENDED ACTION:**

Review and comment on the FY 2007 Performance Audit

**Commissioner Thaelle moved the staff recommendation.** Commissioner Lightsey seconded the motion. Commissioner Lightsey stated that the report indicated that Blueprint received grades of 77.8% on two important criteria, which were: had Blueprint 2000 maintained consistency with the original goals of the plan that was discussed with the public and finding external money to fund the program. She stated that these two items were exceptionally important to her. Commissioner DePuy stated that he agreed with Commissioner Lightsey especially in light of the constrained budgets that local government was dealing with. **The motion carried unanimously 9-0.**

**II. CITIZEN'S ADVISORY COMMITTEE (CAC) CHAIRMANS REPORT**

Mr. Conger reiterated the role of the EECC in the development of the Blueprint 2000 program and mentioned that the intention of the program was to integrate "Gray and Green" projects into the program. He stated that the CAC had voted to take the following actions, (1) Approve the FY 2009 operating budget as presented, and (2) Recognize that the plan and budget are subject to further hearings and final approval in September. He further stated that the CAC recommended approval of the Master Plan subject to re-examination of Capital Cascade Trail, in terms of funding of complete segments and re-examination of Capital Circle Northwest/Southwest for possible budget re-allocation and review of legal and financial ramifications of termination or delay of that project. Furthermore the CAC recommended that the priorities and plans, so carefully established in the Master Plan that the Board approved prior to the projected reductions of revenues, be re-established when the economy returned to normal. (A copy of Mr. Conger's full statement is attached.)

Commissioner Lightsey asked that Mr. Conger be more specific in the recommendations regarding Capital Circle Northwest/Southwest. Mr. Conger stated that the CAC requested staff to conduct further analysis of the cost impacts of any fund reallocations from Capital Circle Northwest/Southwest that might be applied to the Capital Cascades projects.

**V. PRESENTATIONS/ACTIONS/DISCUSSIONS (continued)**

**12. Election of Intergovernmental Agency Vice-Chair**

Commissioner DePuy stated that the current meeting would be his last as the Chairman of the Intergovernmental Agency and that City Commissioner Andrew Gillum would be the new

Chairman. He further stated that according to the bylaws the new Vice-Chairman needed to be a county commissioner. He opened the floor for nominations of the Vice-Chairman.

**RECOMMENDED ACTION:**

That the Agency conducts an election for a Vice Chair-person in accordance with the approved By-Laws

**Commissioner Thael** nominated **Commissioner Sauls to Vice-Chairman**. Commissioner Proctor seconded the nomination. There were no further nominations. **The motion carried unanimously 9-0.**

**13. Capital Cascade Trail: Segment 2 Update**

Mr. Davis stated that the proposed dog park had been removed from the plans for Capital Cascade Park. Furthermore the previously unfunded proposed Veterans' Memorial plaza would be funded by the local Veterans' community. He mentioned that staff would be submitting applications for linear infrastructure variances from the City of Tallahassee, Land Development Code.

**RECOMMENDED ACTION:**

This item was presented as informational only.

**14. Proposed FY 2009 Blueprint Operating Budget**

Mr. Davis stated that the budget represented a 3.42% overall reduction in the budget with a place holder for salary increases of 3%, with a caveat that staff would receive the higher pay raise of either the City or the County once they have been established.

**RECOMMENDED ACTION:**

Review and comment on the FY 2009 Operating Budget.

**15. Revised Master Plan and Proposed FY 2009-FY 2013 Blueprint Capital Budget**

Mr. Davis stated that the Master Plan was revised to reflect a reduction of the overall plan by \$109.4M due to declining sales tax revenues. He stated that Blueprint would continue to leverage the funds that were available and staff had provided very general options with a request for guidance from the Board. He further stated that the reason that there were not very detailed options was of the complexity. He mentioned that attachment 1 were those outlined in option one of the agenda item (This option was developed considering financial and legal commitments as well as prior Board priorities. These priorities included completing Capital Circle Northwest Southwest, Blueprint's signature project Capital Cascade Trail Segment 2, City and County Water Quality dollars, and Land Bank which is used to acquire ROW, Sensitive Lands and

provides a needed contingency) and that changes were indicated by the blue colored cells on the spreadsheet.

Commissioner DePuy asked when the Board would need to adopt the budget. Mr. Davis stated that it would need to be adopted at the September 2008 Intergovernmental Agency meeting. Mr. Davis addressed the comment that Blueprint had reduced the budget at the expense of environmental projects. He pointed out that as shown in Attachment 4, Comparison of Corridor and Environmental Projects, in the Master Plan for FY 2008 environmental projects were 48% and in the proposed FY 2009 environmental projects will be 43% of the overall budget. He stated the original EECC envisioned that the environmental projects would be 1/3 of the program.

Commissioner Thael stated that the assumption was that the economy would rebound and that everything would work out. He stated that the Blueprint should begin talks with the State and the Department of Transportation about taking some responsibility on their roads because of the growth in the county.

Commissioner Mustian asked Mr. Davis to elaborate on the CAC comments regarding the legal and financial ramifications to FDOT. Mr. Davis stated that Blueprint received \$42M in SIS funds from FDOT to purchase right of way along Capital Circle Northwest/Southwest; some of which had already been spent. He stated that Blueprint had received \$8M from Federal DOT for construction of Capital Circle Northwest/Southwest. He further stated that the CAC asked staff to determine the ramifications of not pursuing the construction of the project. Mr. Davis stated that in his personal opinion, Blueprint was legally obligated to continue with the project. And that staff's analysis was that the Board's priority for transportation was to get to the Airport.

Commissioner Mustian asked what the CAC's recommendation was regarding funding of complete segments of Capital Cascade Trail and which one they recommended funding. Mr. Davis stated that the CAC's recommendation was to fund full segments; however there would be no recommendation of which segment until the ongoing study of segments 3 and 4 are completed.

Commissioner Lightsey asked Mr. Davis to clarify what funding remains for segments 2, 3 and 4 of Capital Cascades Trail. Mr. Maher stated that segment 2 was fully funded through construction, Segments 3 & 4 include some right of way and interim stormwater improvements, and \$5M was shown in Segment 1 for interim stormwater improvements for relief of flooding.

Commissioner Lightsey stated that the Board has been funding the projects as they went along and that Blueprint has been such a success in completing projects and spent money early in the program and so the only place to take money from are the final projects. She stated that the Board need to be very concerned about completing as much of the stormwater retrofit to Lake Munson because promises were made based upon that. She further stated that the parks, trail and amenities could be added back in later, but as much of the infrastructure as possible needed to be completed in order to address the pollutants, flooding controls and the water quality issues of the area.

Commissioner Thael stated that he agreed with Commissioner Lightsey. Mr. Davis stated that Kimley-Horn has been hired to study both segments 3 & 4 and take them both to 30% design. He stated that based on the hydrological studies and the design, staff would come back to the Board and present a recommendation for which one should go to 100% design and through to construction. He further stated that if water quality remains the Board's desire then staff will continue to recommend Segment 4 as the next construction priority.

Commissioner Mustian stated that the City would be working to improve and extend FAMU Way and with Segment 3 adjacent to that project, it would be more efficient for Blueprint to work on Segment 3 in conjunction with the City's project. He stated that he would like the Board to consider this alternative.

Commissioner Proctor stated that Capital Cascade Trail had been originally prioritized in order of Segments 2, 4, 3 then 1. Mr. Davis concurred. Commissioner Proctor stated that Commissioner Mustian's recommendation makes sense to achieve maximum efficiency; however he was concerned with the timing of the project. Mr. Davis stated that FAMU Way would be ahead of Blueprint in the construction of Segment 3 because there is no money for the next segment's construction until 2012. He stated that Blueprint has been coordinating with the City on FAMU Way and that there are discussions of Blueprint taking the construction lead. Commissioner Proctor stated that he was in support of FAMU Way construction and that he would like to see all of the amenities that would frame it by constructing segment 3. He further stated that he would be in favor of reordering the projects to prioritize them in order of 2, 3, 4 then 1.

Mr. Davis stated that he would like to have clarification that the Board would like to have a staff to revisit the funding on Segments 3 and 4, looking at the most critical aspects. Mr. Maher interjected that he also would like to know if the Board wanted the \$5M to remain for interim improvements in Segment 1 or whether it should be reallocated to Segment 3 or 4. Commissioner Lightsey stated that she could not give a definitive answer because she could not remember the number of ponds, etc; however she wanted the basic infrastructure to take a high priority in Segments 3 and 4. She further stated that she would be open to reprogramming the \$5M. Mr. Davis stated that he believed interim improvements could be done on Franklin Boulevard for \$5M in conjunction with Segment 2 being completed to significantly reduce the flooding on Franklin Boulevard and at Leon High School. Commissioner Mustian stated that he would like to see the trade offs in a future meeting. Mr. Davis requested clarification, was the Board indicating that they were not following the CAC recommendation, to put the money on one segment to complete it, but instead to address the most critical needs on each segment as the money became available?

Commissioner Thael stated that the improvements in Segment 3 were inline with the improvements on Gaines Street and revitalizing that part of town and that there would be significant impacts on downstream water quality from the proposed improvements. He stated that his recommendation was to pay attention to segment 2 and 4.

Commissioner Lightsey asked staff to send out a map of the Segment 3 and 4 infrastructure proposed for this project.

Commissioner Proctor stated that the project was ordered 2, 4, 3 then 1 to insure that the flooding issues could be relieved and that water had a place to go. He stated that practically the \$5M that is in Segment 1 should be moved to segment 4. Commissioner Lightsey stated that staff should cost out each segment and bring the information back to the Board for a vote.

Commissioner Proctor asked for an update of the status of Capital Circle (Woodville to Crawfordville). Mr. Davis stated that the approximate \$2M was for preliminary engineering, administrative costs and minor design. He stated that there was no money for construction or 100% design. Commissioner Proctor stated that he would like to suggest to the County Commission that if the fairground were placed in the area that improvements would need to be made to Capital Circle. Mr. Davis stated that previously staff had investigated building this segment by using and matching TRIP funds, however with the economy in a downturn it Blueprint was not able to provide the match at this time. He further stated that there was a bill in Congress that would provide Blueprint with the required right of way easement for the widening and the pond sites needed for that segment of the road.

**RECOMMENDED ACTION:**

Review and comment on the revised Master Plan Capital Budget.

**VII. CITIZENS TO BE HEARD**

Mr. Stephen Bailey introduced himself and provided his address. He stated that he would like to speak to the Board regarding Tanglewood Estates and the fact that Blueprint 2000 was no longer interested in purchasing the property due to costs. He provided the Board with background of the property and stated that it had a history of flooding in the area. Mr. Bailey provided the Board with a copy of his presentation, which is on record at the Blueprint 2000 office for review.

Commissioner Proctor asked Mr. Davis to what extent promises or offers were made to purchase the property. Mr. Davis stated that there were no offers made and the Blueprint followed the right of way acquisition procedure of FDOT and the Federal Highway Administration. He stated that as a part of due diligence, the County provided Blueprint with several potential sites that would satisfy the environmental requirements needed to complete the roadway project. All of these properties were evaluated, cost appraisals were done and the Tanglewood property was eliminated from consideration. He stated that in the course of doing the evaluations the residents were notified of what was going on and that there was a possibility that the properties would be purchased. Mr. Davis stated that he has spoken to the Baileys several times regarding the decision not to purchase the property.

Commissioner Proctor asked how far Blueprint had gone in making offers to the residents of Tanglewood. Mr. Davis stated that no offers had been made; the property was only being evaluated to determine if it was the best course to pursue and it was determined early on that it was not. He stated that the property would be very expensive and it didn't meet the requirements for wetland mitigation.



Mr. James Bailey introduced himself and provided his address. He stated that he owned 11 properties in the mobile home park and he stated that he had a letter that was not with him that stated the Blueprint was going to purchase the properties. He further stated that purchasing the property would be the right thing to do because of the flooding in the area. He mentioned that the property has not been appraised to assess the value and that he would sell any property in Tanglewood for \$35,000. Mr. Bailey stated that he felt that Blueprint was doing the easy thing and not the right thing.

Mr. Charles Pattison, 1000 Friends of Florida, introduced himself and provided his address. Mr. Pattison stated that he would like to speak to the Board regarding the budget and that he could not see how the Board could consider taking \$55M from the Capital Cascade project because it is a signature project. He further stated that staff should look at more alternative approaches to the budget than environmental versus roadway. Commissioner Lightsey stated that staff has been directed to bring back more alternatives. Commissioner DePuy reiterated that Commissioner Lightsey was correct.

Karyl Wolfe introduced herself stated that she lived and owned her property in Tanglewood. Mrs. Wolfe stated that it would be very costly today to replace her property and that there was a lot of flooding in her neighborhood. She stated that if Capital Circle was widened to 6-lanes into Gum Swamp then the water will go down hill into her neighborhood. She stated that she would like to see more attention paid to the people on the Southside.

Commissioner Sauls asked if there would be things done during the construction that will relieve the flooding into Tanglewood. Mrs. Latesa Turner, Capital Circle Northwest/ Southwest Project Manager stated that the mitigation that would be done in the area will address the direct impact that the roadway will have on the floodplains and the existing wetlands. She further stated that as a part of the environmental permitting, the requirements are to not make any conditions worse. She also stated that Tanglewood Estates is not a part of this project. Mr. Davis stated that Blueprint was proposing more than the minimum than was required for stormwater treatment. Furthermore neither Blueprint, nor the permitting departments, would create a situation that could potentially be worse than what currently existed.

Mr. Charles Stratton, Attorney, introduced himself and provided his address. Mr. Stratton provided his background and stated that Blueprint had agreements with FDOT which required it to follow state law and manuals when acquiring properties for right of way. He stated that Blueprint was not following those manuals and that it was jeopardizing millions of dollars for those projects. He further stated that he had filed suit against Blueprint because they made an offer to purchase property from his client and then refused to close on it. He stated that they later sent a letter rescinding the offer to purchase the property after his client had accepted the offer.

Commissioner DePuy stated that if the lawsuit had been filed then the Board was prohibited from discussing the issue. Mr. Davis stated that the lawsuit was received at Blueprint on the day of the meeting. Mr. Davis stated that Blueprint did withdraw the offers because of significant savings that was involved.

Commissioner Sauls asked that board attorney to review the files on whether the law was followed on the Tanglewood properties.

Mr. Jeff Hunter introduced himself and provided his address. Mr. Hunter asked if the Board considered the bike/pedestrian element environmental or transportation. Mr. Davis stated all of the above because all of the transportation elements contained a bike/pedestrian and specifically in the Capital Cascade Trail network which contains a very extensive trail network. Mr. Hunter asked how many stand alone projects have been done as reference in a 2000 newspaper article that made specific promises before the program was voted on. He stated that at the time of the vote he was the City's Bike/Pedestrian coordinator and that maybe Mr. Davis was not aware of what was promised. He further stated that the article stated that there would be \$16M in stand alone bike/pedestrian projects and that he wanted to know what happened to that money. Commissioner DePuy stated that Mr. Davis could answer the question at the current meeting or research the issue and bring it back to the Board for full discussion at the September 2008 meeting. Mr. Hunter stated that with gas prices going up that it is very important that bike/pedestrian be addressed.

Commissioner Sauls presented Commissioner DePuy with an embroidered Blueprint 2000 shirt in appreciation for serving as the Chairman of the Intergovernmental Agency.

**VIII. ITEMS FROM MEMBERS OF THE COMMITTEE**

There were no items brought forward by the Commissioners.

**IX. ADJOURNMENT**

There being no further business, Chairman DePuy adjourned the meeting at 4:32 pm.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Andrew Gillum**  
**Chairman of Blueprint 2000 IA**

\_\_\_\_\_  
**Shelonda Meeks**  
**Secretary to Blueprint 2000 IA**