

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

**Meeting Minutes
September 18, 2006**

5:00 pm, City Commission Chambers

MEMBERS PRESENT

County

Commissioner Ed DePuy, Vice- Chairman
Commissioner Cliff Thaeil
Commissioner Jane Sauls
Commissioner Bill Proctor
Commissioner Bob Rackleff

City

Mayor John Marks
Commissioner Debbie Lightsey
Commissioner Mark Mustian, Chair

CITY/ COUNTY STAFF

Jim Davis, Director, Blueprint 2000
David Bright, Blueprint 2000
Phil Maher, Blueprint 2000
Shelonda Gay, Blueprint 2000
Angela Richardson, Blueprint 2000
Michael Wright, City Manager's Office
Dinah Hart, City Commission
Rita Stevens, COT DMA

Ben Pingree, County Commission
Gabe Menendez, COT Public Works
Tony Park, Leon County Public Works
Debra Schiro, City Attorney Office
Bill Woolery, COT Public Works
Cherie Bryant, TLC PD
Fred Goodrow, TLC PD

OTHERS PRESENT

Delmas Barber, FAMU
Paco de la Fuente
Shuli Leonard, Bateman Harden
Jan Ryback-Matalon, Keystone Field Services
Eli Matalon, Keystone Field Services
Ronald Clark
Valerie Jean Connors, Capital Cascade Council
Kristen Smith, FDOT
Jack Diestelhorst, Capital Cascade Council
Keith Burnsed, Moore Bass Consulting
Robert Ohustea, Meyers Park Neighborhood
Association

Diana Norwood, CAC
Jerry Conger, CAC
Bryant Paulk, FDOT
Gary Phillips, The LPA Group*
Randy Matheny, THC*
Paul Hiers, Jacobs Civil*
Margie Pelkey, The LPA Group*
Ed Ringe, The LPA Group*
Mark Llewellyn, The Genesis Group
David Ramsay, Sun Trust Bank
John Dailey, Leon County Board of County
Commissioners – ELECT

* Indicates Blueprint 2000 Consultant

Chairman Mark Mustian called the meeting to order at 5:06 p.m.

I. AGENDA MODIFICATIONS

There were no new agenda modifications.

II. INFORMATION ITEMS

1. Mahan Drive Status Update

This item was presented as informational only.

2. Atkinson Parcel Update

This item was presented as informational only.

3. Booth II Property Update

This item was presented as informational only.

4. Capital Circle Southeast (Tram Road to Woodville Highway): Construction Engineering Inspection Consultant Selection and Design-Build Consultant Selection

This item was presented as informational only.

5. Capital Circle Southeast – Flea Market Tract Status Update

This item was presented as informational only.

6. CAC Minutes (February 2, 2006, April 26, 2006, and May 18, 2006)

This item was presented as informational only.

III. CONSENT

7. IA Special Meeting Minutes: May 2, 2006

RECOMMENDED ACTION:

Approve Minutes as presented.

8. IA Meeting Minutes: June 5, 2006

RECOMMENDED ACTION:

Approve Minutes as presented.

9. CAC Appointments

RECOMMENDED ACTION:

Approve the nominations as proposed.

10. 2007 IA Meeting Dates

RECOMMENDED ACTION:

Concur with the dates for the 2007 IA meetings.

Commissioner Sauls moved to approve the Consent Agenda. Commissioner DePuy seconded the motion. There being no discussion the motion passed unanimously.

IV. PRESENTATIONS/ACTIONS/DISCUSSIONS

15. Capital Cascade Trail Preliminary Design Approval

Jim Davis stated that, if the Commissioners recalled, staff had been working toward the preliminary design approval of Capital Cascades Park for approximately three years. Staff has worked to refine the original general concept approved by the Board. He reminded them that they had requested staff deliver to them a “stormwater project, cleverly disguised as world class park” and he felt they had accomplished that. Blueprint staff engaged, through the Genesis Group as the prime consultant, the services of Mr. Peter Martin of Carl, Lynch, and Sandell out of Cambridge, Massachusetts. At that point in time, staff and Mr. Martin were prepared to present to the Board a summarized version of the presentation that was given at the public meeting on September 14, 2006.

Mayor Marks stated that all off the Commissioners were briefed on the preliminary design and that there had been two public hearings on it as well with considerable input from the citizens. Being that there were no changes as a result of the public hearing, Mayor Marks, suggested by-passing the presentation in the interest of time. Commissioner Mustian stated that for the benefit of those who may not have seen it there should be a brief version of the presentation given.

Following Mr. Martin’s presentation, Commissioner Mustian elected to allow the citizens that submitted speaker cards to address the Board. The first speaker was Dr. Valerie Jean Connor. She stated that she was a resident of the Meyers Park Historic District for approximately 30 years, on the Board of Directors, and a former chair, for the Tallahassee Trust for Historic Preservation, a member of the Capital Cascade Counsel, member of the ARB. She stated that it was clear to her that the preliminary design presented by Mr. Martin, answered everything she wanted as neighborhood activist and someone concerned with historic preservation, downtown revitalization, and world class green space. She thanked Jim Davis, Blueprint Staff, and Peter Martin for keeping the public informed over the past several years. She stated that she was extremely supportive of the entire project and urged the Board to approve the design for Segment 2.

The second speaker was Dave Ramsay, 9048 Shoal Creek Drive, stated that several of the Commissioners had traveled with him, and others, to various cities as they viewed parks and discussed greenway trails and the benefits they provided to the cities. He stated that in all of his years in Tallahassee he had not seen anything that so many differing segments of the community supported; they stood almost in applause at the last public workshop. He thanked Jim Davis and the Blueprint staff and noted that it was a opportunity for cyclists, pedestrians, environmentalist, the business community, neighborhoods could all come together. He too urged the Board to approve the design for Segment 2. He stated that he had full confidence in Anita Favors-Thompson and Parwez Alam (Intergovernmental Management Committee(IMC)) that they could work out the remaining details to the Board’s and the communities’ satisfaction.

RECOMMENDED ACTION:

Approve the Preferred Concept Plan for Segment 2. Delegate the resolution of the intersection improvement, the dog park, the “Boca Chuba” outfall design, and FDOT parking configuration to the Intergovernmental Management Committee.

Commissioner Lightsey moved staff recommendation. Commissioners Thael seconded the motion. Commissioner Lightsey stated that it was a beautiful plan that everyone had waited a long time for that point however, it was time that was worth spending. She stated that she was aware that the funds were not in place for the construction of the amenities and felt that everyone understood that Blueprint would spend the money to install the infrastructure. She hoped that they would look for additional funds, private funds, and other matching funds to build the wonderful series of matching amenities that had been described.

Commissioner Thael stated that he agreed with all of the sentiments of the motion's maker. He further stated that he felt part of the direction of the motion was to determine a way to remove the parking area from the park. Mr. Davis stated that the intent was to allow the IMC to resolve that issue as best as they could. He further stated that FDOT had been extremely cooperative. They had agreed to build a parking deck, however, the problem was \$6.5 million. That would remove them from the park all together. Blueprint had stated to FDOT that they would participate to the extent of that their most expensive alternative would have been, which was approximately \$750,000.00; subject, of course, to the Board's approval. Obviously, he stated, that was a "drop in the bucket" compared to \$6.5 million.

Mr. Davis stated that in recent conversations with staff and Secretary Stutler, FDOT, he indicated that the Governor had requested he not bring forth any capital projects that year. However, there is still the avenue that if the City of Tallahassee and/or some of the Legislative delegation were to surface it with the Governor that the possibility of having a parking deck remained a viable option. Staff continued to pursue that avenue however, everything that was presented to the Board that evening was something that staff felt could be done without parking or by minimizing parking in the park. Commissioner Thael stated that he felt that Leon County should come together with the City of Tallahassee to support that avenue. He stated that the Board should be conscious, at least, that there were solutions to the parking issues and encouraged staff to be creative about it. He was concerned that in closing portions of Gaines, Gadsden, and Bloxham Streets it could create dangerous situations for pedestrians.

Commissioner Mustian stated that he neglected, prior to the Board beginning its discussions, to invite the Citizen's Advisory Committee (CAC), Dianna Norwood, representative to speak. Ms. Norwood stated that she was the representative for the Planning Commission on the CAC. She stated that Michael Sheridan was out of town that evening and she would address the Board on his behalf. She stated that the CAC spent the majority of their meeting in August 2006 discussing and reviewing the revisions to the preliminary design. The concerns of the CAC were as follows:

1. The pathway that was for emergency vehicles (indicated as design element G on the graphic). They were concerned that there was potential for it to, once again, become a roadway through the heart of the park. They encouraged the Board to keep it a pathway for emergency vehicles only.
2. The relocation of historical structures.
3. Parking within the park itself. They were encouraged to hear that FDOT had shown a willingness to build a parking garage in order to remove the parking lot from the heart of the park.
4. Proposed new building(s) within the park. The CAC would prefer that the Board not add any new buildings because the park was relatively small in comparison to other parks in other cities.

Furthermore, the CAC recommended the creation of a working group that would be assisted by Blueprint staff, to begin developing fundraising potential for the proposed amenities that were not slated for Blueprint funding. As well as for the restoration of the historical structures that were currently within the park. They expressed that the public expectations for the project were high and that the potential of Capital Cascades Park and Trail were tremendous for the community.

Sidebar: Ms. Norwood also included, while she was at the podium that the second key issue at the August 2006 CAC meeting was funding for Mahan Drive. They wished the Board to be aware that the CAC was reviewing the funding and wished to be “kept in the loop.”

Commissioner Sauls stated that it was a magnificent project that included something for all age groups. Commissioner Rackleff concurred with the sentiments which had been stated previously. Regarding parking for FDOT, he noted, that there was a parking garage located across the park from FDOT that the State of Florida was interested in selling. He was not sure why one should be sold or demolished only to build another on the east side of the park. It seemed fairly simple to have a walkway for FDOT employees to navigate from that existing parking garage (on the west side of the park) to their building. He stated that he was certain that option had been examined however he was curious what the line of thought was by FDOT.

Mr. Davis stated that FDOT felt that the existing garage (on the west side of the park) was a little far removed from the building itself and that the walk was a little bit far. He further stated that staff would pursue that option again with FDOT. He stated however, that they were looking to replicate, in proximity what they currently had. Commissioner Rackleff noted that it was merely one and one half blocks. Commissioner Lightsey noted that there was a theory that the legs of humans would atrophy such that they would no longer be able to propel themselves around. At the rate they were heading, she stated, she hoped that was not true.

Commissioner Lightsey stated that the City Commission had been in discussions with FSU regarding the Master Craftsman Program. She suggested, in regards to the ironwork in the “windows on the park,” and fencing, that it could be the perfect location for some of those projects that the City Commission hoped to fund with them. She questioned how many acres the park would cover. Gary Phillips, project manager for Capital Cascade Trail, stated that the park was 22-acres. The Commissioner stated that the 22-acres would be “jam-packed” with wonderful amenities and she sincerely hoped that it would be kept ‘green’ without too much hard-scape. She felt that considerable attention had been paid to that and stated that it could possibly be the most beautiful 22-acres in Tallahassee.

Commissioner Lightsey requested, as the maker of the motion that was currently on the floor, to incorporate the recommendation to work with the CAC to implement the fundraising operation because the expectations of the public were extremely high. She stated that she would like to see the flow of additional funds as soon as possible because they could not “cannibalize the hard infrastructure cost to try to build the amenities” yet they did not want to sacrifice any of the beautiful amenities that had been proposed.

Commissioner Thael stated that, regarding parking, he had seen examples of subterranean parking decks with other parks. Furthermore, if inclement weather was an issue there could also be tunnel that connected to the FDOT building for pedestrians. He suggested that as a compromise for the current situation and requested that the IMC explore that possibility.

Commissioner Mustian offered congratulations to Blueprint staff and the consultants that were involved with the project. The Board had requested them to present the basics as well as a world class plan and he felt they had done exactly that. He stated that rarely had he seen something that met with universal applause as that plan. He did offer one word of caution though regarding funding. He reiterated that many of the amenities in the plan were not funded and that it would be a multi-year, long-term project that would require additional fundraising activities.

The motion passes unanimously.

Jim Davis requested the indulgence of the Board to allow him to recognize David Bright on the Capital Cascade Trail Park. Mr. Bright had been the driving force behind the project for the past three years and his efforts were sincerely appreciated. A round of applause was shared in honor of Mr. Bright's efforts.

11. CAC Chairman: CAC Actions

Comments by Dianna Norwood, on behalf of Michael Sheridan, were included in the Capital Cascade Trail Preliminary Design Approval, Item number 15, discussion.

RECOMMENDED ACTION:

No action required.

12. Capital Circle Southeast (Tram Road to Woodville Highway): Funding Shortfall

Jim Davis stated that there was a funding shortfall in the Capital Circle Southeast – Tram Road to Woodville Highway project. The current estimate, he stated, was approximately \$26 million. Blueprint staff was working very closely with the City of Tallahassee and thought that there was potential to make up, at least, a portion of the majority of the shortfall in that funding in order to continue with construction. Staff's intention was, although they were short approximately \$4 million at a minimum, to award the contract with the option to stop construction just east of the Woodville Highway intersection. In other words, he stated, they would complete as much of the roadway as they had funding for. He stated that they would continue to move forward with it because the \$7 million in TRIP funding was at risk; it needed to be obligated by June 2007. They felt that they were exercising a safe option in that course of action.

RECOMMENDED ACTION:

No action required.

13. Capital Circle Southeast (Tram Road to Woodville Highway): Right-of-Way Acquisition

Jim Davis stated that Items 13 and 14 were essentially the same. According to Blueprint's Real Estate Policy, staff presents to the Board right-of-way maps and sketches for ROW that must be acquired to implement the various projects that they had previously approved. Once the Board approved the ROW maps, the Policy dictated that staff would then acquire the ROW.

RECOMMENDED ACTION:

Approve the Resolution allowing right of way acquisition to begin on Capital Circle Southeast (SR 261, US 319) from Woodville Highway to (SR 363) to Tram Road – Part “A.”

Commissioner Thael moved to approve the staff recommendation. **Commissioners Lightsey and DePuy** seconded the motion simultaneously. The motion passed unanimously.

14. Capital Circle Northwest/Southwest (Orange Avenue to West Tennessee Street): Right-of-Way Acquisitions

Jim Davis questioned, “...and likewise, Item 14?”

RECOMMENDED ACTION:

Approve the Resolution allowing right of way acquisition to begin on Capital Circle Northwest/Southwest (SR263) from Orange Avenue to West Tennessee Street.

Commissioner DePuy moved to approve the staff recommendation. **Commissioner Lightsey** seconded the motion. The motion passed unanimously.

15. See above.

V. PUBLIC HEARING

There were no speakers for the public hearing.

16. Adoption of FY 2007 Blueprint Operating Budget and Resolution

Jim Davis stated that it was the same budget that was submitted to the IA at the June 5, 2006 meeting. There were no comments received at that meeting regarding the Operating Budget. He noted that at the first public hearing on the budget there were no comments received. Staff was presenting it to the IA, in accordance with Blueprint policy, for the Board’s approval and or comment. He noted that there was a 1.14% increase for the year with the details of the Operating Budget listed on page 153 of the agenda. It was simply a continuation of the FY 06 Operating Budget. It did reflect a 5% pay raise for Blueprint staff and a 1.25% request for bonuses, to be distributed to staff.

RECOMMENDED ACTION:

Adopt FY 2007 Operation Budget and related Budget Resolution.

Mayor John Marks moved the approval of the FY 2007 Operating Budget. **Commissioner DePuy** seconded the motion. Furthermore, Commissioner DePuy thanked Mr. Davis and Blueprint staff for being so frugal with the taxpayer’s money. Commissioner Thael stated that he shared that sentiment and questioned how many more years of Blueprint there were. Mr. Davis replied that there were 13 more years; until 2019. Commissioner Thael questioned, based on the rate of office space rental, \$77,000.00, if any thought had been given to purchasing a building. Mr. Davis stated that staff had always thought if there was an opportunity, during the acquisition of right-of-way, to purchase a building and renovate it, that they would. Staff was currently looking

at the Meyers Industrial Park; in fact there was a grant (proposal) submitted – and was rated in the money to acquire that as part of the Capital Cascade Trail Segment 3. Staff felt there was potential to renovate one of the buildings near the old railroad station. It was, however, something staff was mindful of they were waiting on the target of opportunity. Commissioner Thae'll stated that he wanted to encourage that line of thinking sooner rather than later. **The motion passed unanimously.**

17. Adoption of FY 2007 – FY 2011 Capital Budget and Resolution

Jim Davis stated that the Capital Budget simply implemented the Master Plan that was approved by the Board at the May 2, 2006 Special IA Meeting.

RECOMMENDED ACTION:

Approve the FY 2007-2011 Capital Budget as presented and appropriate fiscal year 2007 of the Capital Budget and related Budget Resolution.

Commissioner Lightsey moved to approve the FY 2007-2011 Capital Budget. Mayor Marks seconded the motion. The motion passed unanimously.

VI. CITIZENS TO BE HEARD

There were two citizens speakers; their comments are listed with the discussion on Capital Cascade Trail, Item # 15.

VI. ITEMS FROM MEMBERS OF THE COMMITTEE

There were no items from members of the committee.

VII. ADJOURNMENT

There being no further business, Chairman Mustian adjourned the meeting at 6:18 pm.

APPROVED:

ATTEST:

Mark Mustian
Chairman of Blueprint 2000 IA

Shelonda Gay
Secretary to Blueprint 2000 IA