

**TALLAHASSEE – LEON COUNTY  
BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY  
Meeting Minutes  
June 22, 2015  
3:00 pm, City Commission Chambers**

**MEMBERS PRESENT**

<b><u>County</u></b>	<b><u>City</u></b>
Commissioner John Dailey	Mayor Andrew Gillum
Commissioner Bryan Desloge	Commissioner Scott Maddox
Commissioner Nick Maddox, Chair	Commissioner Curtis Richardson
Commissioner Bill Proctor	Commissioner Nancy Miller
Commissioner Mary Ann Lindley	Commissioner Gil Ziffer
Commissioner Jane Sauls	
Commissioner Kristen Dozier	

**CITY/COUNTY STAFF**

Wayne Tedder, PLACE	Allie Fleming, COT
Charles Hargraves, Blueprint 2000	Cathy Jones, Leon County
Shelonda Meeks, Blueprint 2000	Gary Zirin, Leon County
Autumn Calder, Blueprint 2000	Josh Pasqua, Leon County
Angela Ivy, Blueprint 2000	Turquoise James, COT
Dee Crumpler, COT	Vince Evens, COT
Gabriel Menendez, COT	Harry Reed, CRTPA
Lonnie Ballard, COT	Charla Lucas, COT
Cassandra Jackson, COT	Lee Daniel, Leon County
Anita Favors-Thompson, COT	Alan Rosenzweig, Leon County
Rick Fernandez, COT	Ryan Culpepper, Leon County
Ashley Edwards, COT	Scott Brockmeier, Leon County
Leigh Davis, Leon County	Gunilla Truell, COT

**OTHERS PRESENT**

Susan Emmanuel, QCA. Inc*	Dennis Cooper
Maribel Nicholson- Choice, Greenberg Traurig*	Mansley Kearsley
Drew Roark, Michael Baker*	Tom Wylde
Jeanie Conner	Peter Stone
Stan Makielski	Piers Rawling
Robert Clay	Sean McGlynn
George Smith	Dana Powell
Bonnie Gandy	Brian Bautista
Kyle Touchstone	Ken Misner
John Outland	Zoe Kulakowski

\* Indicates Blueprint 2000 Consultant

Commissioner Nick Maddox called the meeting to order at 3:07 pm with a quorum.

**I. AGENDA MODIFICATIONS**

There were two agenda modification packages with additional information on the original items number 4,9,10, and 12. Wayne Tedder also requested to add a discussion item on the possibility of an additional special IA meeting.

**Commissioner Desloge moved to accept the modifications. It was seconded by Commissioner Miller. The motion passed unanimously with all members present.**

**II. INFORMATION ITEMS**

**1. CAC Meeting Minutes (February 5, 2015)**

This item was presented as informational only.

**2. Project Updates**

This item was presented as informational only.

**III. CONSENT ITEMS**

**3. IA Meeting Minutes (April 1, 2015)**

**RECOMMENDED ACTION:**

**Option 1:** Approve minutes as provided.

**Action by TCC and CAC:** This item was not presented to the TCC or CAC.

**Commissioner Scott Maddox moved approval of the consent agenda. Commissioner Ziffer seconded the motion. It passed unanimously with all members present.**

**4. Acceptance of FY 2014 Comprehensive Annual Financial Report (CAFR) and Appropriation of FY 2014 Operating Fund Balance**

**RECOMMENDED ACTION:**

**Approve Option 1:** Accept the FY 2014 CAFR and approve additional appropriation to the FY 2015 Operating Budget of \$3,635 for encumbrances and \$8,702,973 for transfer to the Capital Projects Fund.

**Action by TCC and CAC:** This item was not presented to the TCC or CAC.

**Commissioner Scott Maddox moved approval of the consent agenda. Commissioner Ziffer seconded the motion. It passed unanimously with all members present.**

**5. Adoption of Title VI and ADA Policy and Grievance Procedures**

**RECOMMENDED ACTION:**

**Approve Option 1:** Approve and adopt the Blueprint 2000 Title VI Non Discrimination Policy and Grievance Procedure.

**Action by TCC and CAC:** This item was not presented to the TCC or CAC.

**Commissioner Scott Maddox moved approval of the consent agenda. Commissioner Ziffer seconded the motion. It passed unanimously with all members present.**

**6. Designation of Blueprint 2000 Clerk and Records Storage**

**RECOMMENDED ACTION:**

**Approve Option 1:** Designate the City of Tallahassee Treasurer-Clerk, Mr. James O. Cooke, IV or his successor as the Clerk of the Blueprint 2000 Agency.

**Action by TCC and CAC:** This item was not presented to the TCC or CAC.

**Commissioner Scott Maddox moved approval of the consent agenda. Commissioner Ziffer seconded the motion. It passed unanimously with all members present.**

**7. Status of Blueprint Bond Counsel, Bond Disclosure Counsel, and Financial Advisor**

**RECOMMENDED ACTION:**

**Accept Staff's Report.**

**Action by TCC and CAC:** This item was not presented to the TCC or CAC.

**Commissioner Scott Maddox moved approval of the consent agenda. Commissioner Ziffer seconded the motion. It passed unanimously with all members present.**

**IV. PRESENTATIONS/ACTIONS/DISCUSSIONS**

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

**RECOMMENDED ACTION:**

The Agency is to conduct an election for a Vice-Chairperson in accordance with the approved By-Laws.

**Commissioner Lindley nominated Commissioner Ziffer as Vice-Chair. Commissioner Ziffer accepted. Commissioner Richardson seconded the motion. It passed unanimously with all members present.**

## 9. Cascades Park Amphitheater Sound Study Update

Wayne Tedder presented on the agenda item.

Vivian Young, 411 Oakland Drive, urged the IA to consider three recommendations and authorize staff to move forward on (1) construction of an appropriate physical barrier to lessen impacts from local events, (2) replacement of the existing, but not utilized, house system with a professionally designed sound system to minimize the impacts, and (3) that the sound curtain be used for regional touring events. She encouraged the use of a professionally designed and calibrated speaker system, as described by Acoustics By Design.

Piers Rawling, 1320 Golf Terrace Drive, reemphasized the comments of Ms. Young. He further stated that the Neighborhood Association was pleased at the possibility of a berm being explored. Regarding the house system, he understood that they were temporary and set lower. He suggested having directional speakers explored, to use the house system as originally intended.

### **RECOMMENDED ACTION:**

**Approve Option 1: IA Direction**

**Commissioner Lindley moved the following sound mitigation options: staff study the cost and effects of a berm and directivity speakers for local events.** She would not go along with any of the other suggestions however, would like a cost evaluation of those two items. **Commissioner Miller seconded the motion.**

Commissioner Dozier supported the motion on the floor. She requested that staff study speaker systems for both local and touring events. Regarding the berm she stated that she was interested in completing it as quickly as possible, if it proved to be a good solution. She felt that from the evidence available it was. She wondered if it would be possible to have the evaluation completed by the next IA meeting. Mr. Tedder stated that he was unsure of the timing, particularly if Blueprint had to go through the procurement process to hire a specialist. The most important piece however, was approval of funding to complete the task of evaluation of the berms and directivity of the house system speakers. He estimated that \$25,000 would allow the study to be complete. **Commissioner Lindley amended the motion to include a \$25,000 cap on the study.** Mr. Tedder stated that it would come from unallocated funds.

Commissioner Dozier further requested a separate motion to use the curtain at all times, unless there is an exception, at least until a better analysis was available for advanced decisions. Furthermore, when the BOCC considered the sound report at the County Commission meeting, they agreed that the \$250,000 should go toward sound mitigation rather than restroom facilities or others. The \$508,000 reimbursement from the City for the demolition of the John's building, could be contemplated in it, however she did not want to see the green rooms eliminated, and the future redevelopment of the Meridian Point Building.

Commissioner Miller stated that she supported the motion because she was interested in determining what the berm would mean to the park and the IA. Secondly, regarding the house system, she understood that it had not been used. Instead, a system from Parks and Recreation was used for local events. If that was the case, she requested that it be included in the evaluation. On the curtain, she felt that use of it should be strongly recommended rather than required.

Commissioner Ziffer agreed and encouraged that the language be such that any exceptions be extraordinary circumstances. He further stated that he did not support the dilution of the stage committee for the neighborhood. If there was an absolute desire to add representatives from FSU, FAMU, and TCC he felt that there should be a percentage increase from the neighborhoods so that the overall percentage was maintained. Commissioner Miller stated that she felt a member from the Downtown Improvement Authority be included in the stage committee because the DIA held a number events and it was in their jurisdiction.

Commissioner Lindley clarified that the motion did not involve the stage committee and called the question. It was seconded. The motion was restated for clarity:

**Commissioner Lindley moved the following sound mitigation options: staff evaluate the cost and effects of a berm and directivity speakers for local events; to include a \$25,000 cap on the study. Commissioner Miller seconded the motion. The motion passed unanimously.**

**Commissioner Dozier moved to require the curtain be used in all cases unless a reasonable exception be noted by the promoter. Also for further documentation at the next IA meeting regarding the impact of the curtain and why it may or may not work at certain times. Commissioner Ziffer seconded the motion.**

Commissioner Proctor stated that in reviewing the list of complaints and associated addresses, the protests were consistently from the same few people. Overall, considering the size and density of the neighborhoods he felt that the percentages were great. Some people would oppose any show or any performance, including the Pope. The consistency of the protestors exceeded his ability to appreciate exactly who the IA was trying not to disturb. It was an amphitheater designed for concerts and making noise. The numbers produced from monitoring local and touring shows indicated that the decibel levels were lower and complaints were reduced to an average of four, down from 14, per show. He felt that staff was doing an excellent job and overall had come a long way.

**The motion passed unanimously.**

Commissioner Ziffer stated that the Interlocal Agreement, for the Amphitheater, needed to be voted on. Again he expressed his objection to the dilution of the stage committee. Commissioner Scott Maddox stated that he agreed with Commissioner Ziffer's objection. Local government had a tendency to include FSU, FAMU, and TCC in everything. Their job was to educate young people not be on a stage committee at Cascades Park. He did not understand why either commission continued to involve the universities in local government problems.

Commissioner Miller also agreed with not including the universities. Furthermore had expressed from the beginning that the Park was for the whole of Tallahassee. Not to cater to university students. She felt strongly that there were plenty of venues closer to any of the three campuses filled with lots of exciting activity already going on. However, she did want to include a representative from DIA. She asked for some background on the origin and reason for the suggestion.

Ashley Edwards, Director of Parks and Recreation, stated that the suggestion came from Lee Daniel at the Tourism Development Counsel and other members of the stage committee to involve the Student Activities representative. On a few occasions, Student Activities were co-promoters on the shows helping with planning and implementation. This and the potential funding they could bring in co-promotions. The other suggestion, which was inadvertently omitted from the City's agenda item, was that the KCCI seat be made permanent. The original stage committee meeting agreement called for that seat to rotate off after two years; the position to be filled alternately by City and County recommendations.

Commissioner Richardson agreed and stated that the neighborhood should be given preference because they were much more directly impacted. He also supported the inclusion of DIA and a permanent seat for a KCCI representative. Even with the co-promotion support, he questioned if it was necessary to include the universities on the committee; it was operating well without them at the table. Ms. Edwards stated that it was not a Parks and Recreation recommendation and she did not feel it appropriate to speak for Mr. Daniel or the TDC. As she understood it, co-promotion activities were on-going without a seat on the committee. Certainly it could continue.

**Commissioner Richardson moved to maintain the current makeup of the stage committee with the inclusion of a seat for the DIA and a permanent seat for KCCI. Commissioner Miller seconded the motion.**

Mayor Gillum stated that, for the sake of order, he was unsure whether the IA was the appropriate body to vote on the item. Furthermore, the item had not been advertised for that evening. He questioned if there was a reason not to agenda it for the next City Commission meeting. Commissioner Ziffer was agreeable to tabling it until the City Commission meeting.

Commissioner Lindley stated that a motion to do nothing, what they were currently doing. Commissioner Dozier supported it even though she was lukewarm about the permanent inclusion of KCCI because it was a much larger organization. In the future she wanted to ensure that someone connected to the work, not just general KCCI, be included.

Commissioner Miller shared that her daughter was the current Executive Director of KCCI. She stated that she had a broader interest in Cascades Park and how it function and did not feel that it was a conflict. However, she requested that the Board Attorney give a formal ruling. Maribel Nicholson-Choice stated that it did not constitute a conflict.

Commissioner Ziffer offered a point of clarification: at the previous City Commission meeting it was stated that action would be taken on the item at the IA meeting because it dealt with the

Interlocal Agreement. The BOCC would need to address it as an individual body as well. Mayor Gillum stated that his only point was to ensure that the IA was in procedural compliance.

Commissioner Desloge stated that he understood and supported the discussion. However, he did not want to second guess staff. He would like to see staff or the City Manager or County Administrator reach out the universities, etc. to learn if there was a better way to proceed before the IA making a recommendation rather than the Board trying to wordsmith it to death.

Commissioner Miller stated that she understood Commissioner Desloge's point and questioned if the IA could conceivably vote on the inclusion of the two on the table with staff addressing the three universities in the future. Commissioner Richardson did not accept the amendment to the motion.

**The motion passed unanimously.**

## **10. Proposed Lake Lafayette Sensitive Land Purchase**

Autumn Calder and Wayne Tedder presented the item to the Board.

John Outland, 1562 Tung Hill Dr, stated that the Bucklake Alliance preferred Option 2 as it was the one they put forward. They could accept option 1 requested that the Board not hamstring their organization from moving forward with the Florida Forever funding and project to acquire additional lands. They would happily accept Blueprint money to acquire the land along the lakeshore for a trail. But absolutely did not want the item to prevent them from moving forward should there be a willing seller of the property.

Sean McGlynn, 568 Beverly Ct, stated that he was speaking on behalf of the Wakulla Springs Alliance as the Chairman and as the Vice-President of Friends of Wakulla Springs. Florida Forever agreed to purchase the parcel and made it a top priority for the protection of Wakulla Springs. One third of the stormwater from Tallahassee community drained to the Fallschase sinkhole. It was the largest in all of Leon County and as far as every model was concerned was a direct connection to Wakulla Springs through the Floridian Aquifer. By protecting the slopes, properties, and springs around the sinkhole would connect the Lake Lafayette chain of lakes and allow for public access to an otherwise isolated property.

Zoe Kulakowski, 1320 Blockford Ct, stated that there were a number of groups that were in favor of and supported the purchase of the entire 373-acre tract. The Florida Wildlife Federation agreed to manage the property and she thought submitted a letter of support to the IA as well. The Apalachee Audubon was in support because of the aquatic birds and the Great Florida Birding Trail and the Tallahassee Mountain Bike Club because of development of new trails.

Commissioner Proctor stated that he could not support the request. As the top priority of Florida Forever the funding was available through them. Furthermore the project was never envisioned to be part of the Blueprint program or funds. He found it interesting that the DRI took the route of

environmental fear tactics to prevent development. The property was vetted through a strenuous process, unlike any other property in the county. Whether the property was conserved by Florida Forever or developed to its fullest measure, of which the rights had previously been secured, it was supposed to meet the environmental needs of Lake Lafayette. That issues was settled long ago and it was difficult to be moved by the pleas for protection. Furthermore, preempting a failed development was not the business of the IA. The County received property and had not met their commitments to environmental integrity of Lake Lafayette. To authorize \$750,000 when over the last 9 years, the County had failed to implement the basic obligations was simply not an action he could support.

**Commissioner Dozier moved Option 1; it was seconded by Commissioner Desloge.**

**RECOMMENDED ACTION:**

**Approve Option 1:** Staff recommends allocating up to \$750,000 to match the Florida Forever grant to purchase the approximately 50 acres along the north shore of Lake Lafayette within the Fallschase Planned Unit Development. Depending on the value of the property and the Florida Forever match, it is estimated that the Blueprint contribution would be between 40% (\$500,000) and 60% (\$750,000) of the total contract price. The exact acreage and location will be determined by Leon County Public Works and Blueprint 2000 in conjunction with Buck Lake Alliance. Additionally, staff recommends allocating \$300,000 in Fiscal Year 2017 to construct the trail system consistent with the 2020 Lake Lafayette and St. Marks Regional Linear Park project and to erect fencing and signage to protect the natural and cultural assets of the property.

Commissioner Dozier stated that she supported development within the USA. However, she was concerned by the long-term cost of managing the property. Should Florida Forever fund the entire purchase it would be grate yet would raise additional questions such as the management cost of Florida Wildlife Federation. She thought that it was appropriate for the IA to begin with the acquisition of the proposed acquisition of 50-acres and developing a park there. As well as connect it around the lake as envisioned in the sales tax extension.

Commissioner Miller stated that in reading the original Blueprint referenda and considered them to be contracts with the public and continued to advocate for the original proposals so that the IA delivered on the promises that were made. She supported option 1; it was a good start and would complete the vision of the trail around the lake and ultimate across the county.

Commissioner Scott Maddox stated that his concerns were over the purchase price. He felt that \$30,000 per acre for the Blueprint portion was too high. He could support the motion because it would take the project beyond the first step and nothing would happen unless it was under appraised value.

Commissioner Proctor, clarifying his understanding, stated that Blueprint would acquire the property from a private individual and designate the County as the source to maintain. Wayne Tedder stated that if they were successful in using Blueprint funds to leverage the purchase, he assumed that the Bucklake Alliance would play a major role in the deal with the State. The funds



would be used to provide the leveraged amount, the match, and the construction of a trail system. It would fall to the County to maintain because it was outside of the City limits. It was consistent with the Blueprint 2000 and Blueprint 2020 programs. A supermajority vote would not be required because it was consistent with the policies that were in place.

Commissioner Richardson appreciated Commissioner Proctor's position however felt it was consistent with what was envisioned 15 years earlier when the Blueprint 2000 program was developed. For that reason he supported the item.

**The item passed 11-1 with Commissioner Proctor casting the dissenting vote.**

#### **11. Proposed FY 2015 Blueprint Operating Budget**

Wayne Tedder stated that the item was for review and did not require action. He offered a detailed presentation but the IA declined.

**RECOMMENDED ACTION:**

Review and comment on the FY 2016 Operating Budget.

Commissioner Desloge requested staff to bring back recommendations on how Blueprint could provide a match to funding received from the State Legislature for Orchard Pond Trail. He felt it was in line with Blueprint projects and would be requesting an item be present on it in the future.

#### **12. Proposed FY 2015-2019 Blueprint Capital Improvement Plan and FY 2015-2020 Net Sales Tax Allocation Plan**

Wayne Tedder stated that the item was for review and did not require action. He offered a detailed presentation but the IA declined.

Commissioner Miller questioned the long-term plan for Magnolia because the amount listed did not seem like enough to her. Mr. Tedder stated that \$6.15M was allocated in April from Landbank for greenways construction. The total amount estimated was just over \$8M. Blueprint was requesting to allocate what was currently available and return to the IA for additional allocations as funds became available.

**RECOMMENDED ACTION:**

No action is required, but the Board may desire to provide further direction to staff.

#### **V. CITIZENS TO BE HEARD**

Included above with the item discussions.

## **VI. ITEMS FROM MEMBERS OF THE COMMITTEE**

Wayne Tedder stated that County Administration requested that the IA consider a special meeting prior to the summer break of both Commissions. The City, County, and the Economic Development Counsel requesting designation of 2020 Economic Development funds for the purposes of expanding local business. He did not have details available however he understood that it was a time sensitive issue.

Commissioner Dozier stated that she had discussion with the County Administrator prior to the Board meeting and there was an Economic Development project that they would not discuss the details of however she assumed that the particular piece requested was not under Economic Development restrictions.

Commissioner Proctor questioned why the Board could not, at the very least, know the name of the project. Commissioner Dozier stated that when local government was recruiting a business to Tallahassee, the name was not disclosed because of negotiations.

Commissioner Nick Maddox requested that Alan Rosenzweig, Assistant County Administrator approach the podium to address Commissioner Proctor's question.

Commissioner Dozier stated that she would struggle to answer the question without revealing too many details. In another role, she was aware of the project. Her concern was that it would be akin to opening Pandora's Box on the 12% prior to working through the process of the economic development funds. She felt that it was a good project for the Board and a good company to work with.

Commissioner Scott Maddox interjected with a point of order. Commissioner Dozier was discussing whether or not to have another meeting to discuss and item that no other member of the Board had any background information on, nor an agenda item in front of them to reference and frankly, did not understand. He stated that the Board should either elect to discuss it as a full agenda item at the next IA meeting or not talk about it at all.

Commissioner Dozier stated that she understood however her comments and request for clarification on level of detail was to communicate to staff that she would like to see certain information included. Of course though, she had been more involved with it because of the other role she filled. She stated that should the Board agree to have a special meeting to consider the unnamed project she hoped that all details about past and future relationships be included. She wished she could articulate that more because she felt there were many details that the IA needed to see.

Commissioner Nick Maddox stated that he felt and the Board Attorney confirmed that the conversation was out of order. A motion was required for the discussion to continue.

**Commissioner Ziffer moved to have a meeting to discuss the item regarding the unnamed project. It was seconded by Commissioner Desloge.**

Commissioner Dailey and Commissioner Lindley requested clarification of what exactly was being asked of the IA. Commissioner Scott Maddox stated that he thought what was being said was that there might be an economic development opportunity that would require the IA to meet again in order to hear it. His thinking was that the Chair, had the ability to call a meeting anytime he wished without formal action from the Board. Should the existence of the issue come to pass and a meeting was necessary, Commissioner Nick Maddox could call it.

Commissioner Nick Maddox stated that he made a valid point. However there was a motion on the floor to for a meeting.

Commissioner Dailey questioned if anyone had any idea of the timing over the summer. Furthermore it put a tremendous amount of responsibility in the hands of those who might or might not be able to make a meeting on a subject that the Board had no idea what they were talking about. He felt extremely uncomfortable moving forward with the request and was still not clear on what the official request was from the City or County. Was it to fast forward 2020 funds for and economic development project out of the 12% set-aside?

Commissioner Daily further stated that it was his understanding that the IA made it exceptionally clear at the April 1, 2015 IA meeting that there was no interest in fast-forwarding any funds out of 2020. Given that, he was exceedingly unclear why the recommendation was even before the Board. He was beyond hesitant to move forward. That was not a reflection on the project or the value of collaboration and partnership however, to have a conversation specifically about fast-forwarding 2020 funding in a tremendously tight time frame where some, if not many, might not be able to attend a special meeting due to prearranged summer schedules.

Maribel Nicholson-Choice confirmed the earlier statement by Commissioner Scott Maddox that the Chair could call a meeting as necessary without formal action by the Board. With that, Commissioner Nick Maddox stated that he was uncomfortable given the lack of information forthcoming. The questions asked by Commissioner Dozier asked could not even be answered by County Administration. **He requested that the motion be withdrawn and that the decision to call or meeting or not be left to his discretion. Commissioner Desloge seconded the request.**

Commissioner Proctor questioned if the Chairman could be privy to the subject of the meeting. Commissioner Nick Maddox stated that he certainly hoped so. Mr. Tedder agreed and summarized the goals as he understood them: (1) to have a special IA meeting prior to the Commissions summer breaks. (2) During the strategy for implementing the 2020 program, there was a caveat that if other opportunities became available, staff would address specific criteria prior to presenting to the IA. One being leveraged funds. Another would be other things that were important to the community for economic development. These guidelines, previously adopted by the IA, would be followed and a staff report would be provided. Those details would have to be available to call a meeting.

Commissioner Nick Maddox stated that if a meeting were to be held, a minimum of two weeks would be necessary to allow for individual briefings of all Commissioners.

**VII. ADJOURNMENT**

There being no further business, Chairman Maddox adjourned the meeting at 4: 45 pm.

**APPROVED:**

**ATTEST:**

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**Nick Maddox**  
**Chair of Blueprint 2000 IA**

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