

Blueprint Intergovernmental Agency Citizens Advisory Committee Meeting Minutes

Date: December 5, 2019
To: Citizens Advisory Committee
From: Benjamin H. Pingree, PLACE Director
Subject: Summary Minutes for August 22, 2019 CAC Meeting

Committee Members present:

JR Harding	Alan Stucks
Bill Berlow	Daniel Petronio
Sean McGlynn	Peter Okonkwo
Elva Peppers	Kathy Bell
Neil Fleckenstein	Claudette Cromartie
Robert Volpe	Hugh Tomlinson
Linda Vaughn	Jim McShane

I. AGENDA MODIFICATIONS

Supplemental information was supplied for agenda items 5, 9, and 11 as well as the membership roster and term limits for the Blueprint Intergovernmental Agency (BPIA) Citizens Advisory Committee (CAC).

II. INFORMATIONAL ITEMS/PRESENTATIONS

- Appointment of Robert Volpe, Planning Commission Chair
This item was informational only.
- Reappointment of Hugh Tomlinson, Network of Entrepreneurs and Business Advocates
This item was informational only.

Ben Pingree outlined the structure and role of the CAC and other supporting committees of the Intergovernmental Agency Board (IA Board) and clarified the terms used in staff recommendations, specifically the difference between acceptance and approval. Acceptance of a report meant that it was taken at face value by the committee and moved forward to the IA Board for action. Each committee could also make recommends to the IA Board beyond that provided by staff. Ultimately however, the approval authority to provide direction on a subject or project was vested in, and lay with, the IA Board.

Regarding distribution of the presentation slides ahead of the meeting, Ben Pingree stated that, staff would do their best to comply with the request. He reminded the CAC that the presentation was in process, and therefore a draft, right up until the meeting.

III. CONSENT

Speakers:

Steve Urse, 1118 Waverly Road, spoke on the agenda format as well as the timing of permits of the work on FAMU Way.

ACTION TAKEN: Allen Stucks moved, seconded by Bill Berlow, to approve the consent agenda. The motion passed 13-0.

1. Approval of the June 13, 2019 Blueprint Citizens Advisory Committee Meeting Minutes
Option #1: Approve the June 13, 2019 Blueprint Intergovernmental Agency Citizens Advisory Committee meeting minutes.
2. Reappointment to the Blueprint Intergovernmental Agency Citizens Advisory Committee
Option #1: Recommend the IA Board reappoint Hugh Tomlinson to serve a second three-year term on the Blueprint Intergovernmental Agency Citizens Advisory Committee.
3. Acceptance of the Status Report on Blueprint Infrastructure Projects
Option #1: Recommend the IA Board accept the September 2019 status report on Blueprint Infrastructure Agency infrastructure projects.
4. Acceptance of the Status Report on the Tallahassee-Leon County Office of Economic Vitality
Option #1: Recommend the IA Board accept the Quarterly Operations Report of the Tallahassee-Leon County Office of Economic Vitality.
5. Acceptance of the Fiscal Year 2017-2018 Draft Comprehensive Annual Financial Report for the Blueprint Intergovernmental Agency
Option #1: Recommend the IA Board accept the Fiscal Year 2018 Comprehensive Annual Financial Report for the Blueprint Intergovernmental Agency
6. Acceptance of the Status Report on Tallahassee-Leon County Office of Economic Vitality's Role in Workforce Development
Option #1: Recommend the IA Board accept the Status Report on Tallahassee-Leon County Office of Economic Vitality role in Workforce Development.

IV. GENERAL BUSINESS

7. Acceptance of the Report on the Office of Economic Vitality's Support of Local Business Growth and Formation, Authorization to Pursue a United States Department of Commerce Economic Development Administration Revolving Loan Grant for the Establishment of \$1 Million Small Business Loan Program in Partnership with the

Apalachee Regional Planning Council, and Authorization to Contract with Buxton Company to Support Local Business Growth Outreach

Cristina Paredes, Richard Fetchick, and Drew Dietrich provided a brief update on the material provided to the CAC members, local business outreach efforts by OEV staff, the Revolving Loan Fund, and shared benefits of partnering with Buxton Analytics on local business growth.

Claudette Cromartie questioned how many loans were issued though the Revolving Loan Fund in the previous year and in what categories. Richard Fetchick stated that it was a fully deployed regional fund with 13 loans for approximately \$650,000. Cristina Paredes stated that the Apalachee Regional Planning Council (ARPC) managed and tracked the metrics of the loan program. The OEV investment into the program would leverage management resources as well a yea-rend report on the types and amounts of loans, the financial infusion in to the Capital region, and the overall impact.

Neil Fleckenstein spoke of his years with the ARPC and the benefit of the program for people who were unable to secure traditional loans, as well as the proportion of those loans that went to businesses that were ultimately successful. Historically, the majority of the loans were deployed outside of Leon County. Richard Fetchick stated that OEV was working closely with the ARPC to focus on Leon County. Cristina Paredes stated that at a minimum, the \$200,000 would be infused back into the Tallahassee-Leon County community. Interest earned on the loans was split equally between the Economic Development Administration and the ARPC, as well as funding a full time administrative position with the ARPC.

Hugh Tomlinson stated that he could support the Regional Loan Program yet strongly encouraged the reinvestment of Leon County tax revenue into the Tallahassee-Leon County community.

Jim McShane moved, seconded by Claudette Cromartie, Options 1-3.

Option 1: Recommend that the IA Board accept the Status Report on Support of Local Business Formation and Growth in Tallahassee-Leon County.

Option 2: Recommend that the IA Board authorize staff to pursue a United States Department of Commerce Economic Development Administration revolving loan grant for the establishment of \$1 million small business loan program in partnership with the Apalachee Regional Planning Council.

Option 3: Recommend that the IA Board authorize staff to contract with Buxton Company as a sole-source supplier of customer analytic information, to support local business growth and outreach in the amount of \$30,000.

The motion passed 13-0.

8. Status Report on the Blueprint 2020 Beautification and Improvements to the Fairgrounds and Northeast Park Projects

Megan Doherty provided a brief presentation on the Fairgrounds improvements and Northeast Park projects, as well as cost considerations for advancing these projects ahead of their current prioritization.

Neil Fleckenstein moved, seconded by Claudette Cromartie, to accept Option 1.

Option 1: Recommend the IA Board accept the status report on the Blueprint 2020 Beautification and Improvements to the Fairgrounds and Northeast Park projects.

Neil Fleckenstein spoke of the work by staff and the IA Board to prioritize and rank the 2020 project list which informed the implementation plan and the existing prioritization schedule. He questioned if there were extenuating circumstances or compelling information that supported elevating the Fairgrounds and Northeast Park projects ahead of others that were ranked higher in the criteria. Ben Pingree stated that the prioritization allowed for flexibility with leveraging or other unanticipated opportunities. That was not the case, nor was there compelling information for the reordering other than the direction to staff by the IA Board to evaluate the opportunity.

The motion passed 13-0.

IV. GENERAL BUSINESS: PUBLIC HEARING

11. First Public Hearing on the Fiscal Year 2020 Operating Budget and Fiscal Year 2020 – 2024 Capital Improvement Program Budget

Ben Pingree provided a brief overview of the fiscal year 2020 budget item, the five-year capital improvement program, and the 20-year look ahead for the Agency.

There were no speakers on the public hearing.

IV. GENERAL BUSINESS – continued

9. Acceptance of the Capital Cascades Trail Segment 3 Status Report on Public Engagement, Acquisition Processes, and 3D-B Regional Stormwater Facility

Speakers:

Lucia Somers, 1611 Milton Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Max Epstein, 1001 San Luis Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Steven Kurtz, 1611 Milton Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Linda Miklowitz, 2542 Arthur's Court, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Brian Lupiani, 607 McDaniel Street, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Jonathan Lammers, 3164 Lakeshore Drive, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Steven Urse, 1118 Waverly Road, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

Autumn Calder and Joshua Logan provided a brief presentation on the community outreach and right-of-way acquisition processes for Capital Cascades Trails Segment 3 and 3DB Regional Stormwater Facility. A copy of the presentation is on file at Blueprint Intergovernmental Agency.

Claudette Cromartie questioned if any of the property owners obtained their own appraisals. Kirsten Mood confirmed that independent appraisals were conducted by Blueprint and in some cases, yes, the owners pursued appraisals independently as well.

Hugh Tomlinson questioned how many, of the 36 total parcels, progressed to eminent domain. Autumn Calder stated that all of the improved parcels, those with homes or businesses on them, were acquired through willing seller acquisitions. There were four vacant parcels which went to eminent domain suits and all were to determine heirs. Blueprint paid for the attorneys on behalf of the unknown heirs through the search to determine who was due the money from acquisition.

Claudette Cromartie questioned the statistics on the people who relocated within the Bond area. Kirsten Mood stated that the information was available through the relocation consultants.

Bill Berlow questioned the possibility of using smart pond technology in the 3DB Regional Stormwater Facility. Joshua Logan stated that Blueprint consulted with

vendors and a Bio Activated Media filtration system will be installed at the outflow of the pond to increase nutrient removal.

Hugh Tomlinson questioned if the trailhead could be located closer to the trees and the pond at the proposed trailhead location. Joshua Logan stated that a few factors negatively impacted that option: the proposed locations of both were tied to the placement of the boxed culverts and the St. Marks Trail; a cellphone tower was adjacent to the trailhead site which reduced the land size meaning less available stormwater capacity and as well. Blueprint investigated the cost of relocating the tower however, estimates of \$2 to \$4-million made it cost prohibitive to the project.

Neil Fleckenstein questioned if there were alternative sites that could be considered that may not have been formally evaluated as of yet. Autumn Calder stated that any site west or south of the Central Drainage Ditch reduced the benefit of nutrient removal. To maintain that benefit any possible site would need to be east of the currently proposed site. Furthermore, as the 3DB Regional Stormwater Facility was currently designed, it achieved more nutrient removal than Smokey Hollow Pond, Boca Chuba Pond, and Lake Anita combined.

Sean McGlynn stated that the pond would have minimal effect on Wakulla Springs and was only halfway to Lake Munson, which was impaired. Ponds in sequence were the key to stormwater treatment and that area provided much land for alternative pond sites. What was needed, he stated, was a large road, not necessarily nice like FAMU Way, which with its grandeur and scale did not leave enough space for the 3DB Regional Stormwater Facility where it was currently proposed. It would be better with the trees, and the pond would not help Wakulla Springs.

Linda Vaughn stated that felt as though folks were locked into the idea that the proposed location of the pond was the best option. She was challenged by that idea and in listening to Sean McGlynn, it sounded as though alternatives were available to be explored. Joshua Logan stated that the proposed location was the final opportunity to treat flow prior to the confluence of the St. Augustine Branch and Central Drainage Ditch.

Bill Berlow expressed concern that recent alternative sites had not yet been thoroughly evaluated. However, his greatest concern, beyond the engineering, was the diminished faith in the process that was expressed by citizens and the long-term impact of that on possible extensions of the sales tax.

Neil Fleckenstein requested clarification reconciling the comment by Sean McGlynn regarding the possibility of treatment by additional stormwater ponds and the fact that the proposed 3DB Regional Stormwater Facility would treat 474-acres that were currently untreated. He questioned if that 474-acres could be treated by downstream ponds or if it would go untreated. Joshua Logan stated that one goal of stormwater treatment was not to treat the same water twice. Treatment at the confluence of the Central Drainage Ditch and St. Augustine Branch increased the overall water quality flowing south to Lake Munson.

Autumn Calder further stated that volume was also an issue in treatment. The 3DB Regional Stormwater Facility provided treatment for 100% of the 1500-acre basin ahead of mixing with the Central Drainage Ditch, a 4500-acre basin. The ability to treat water from the St. Augustine Branch once it comingled with the larger basin was reduced.

Sean McGlynn reiterated that Lake Munson was an impaired water body therefore, clean water added to the lake would come out dirty. Until Lake Munson was drained and dredged the efforts would not help Wakulla Springs. He emphasized his support for Alternative 3 and strongly suggested that Blueprint forego a pond at the proposed location.

Bill Berlow questioned what might happen to the grant funding, if the pond were constructed in a hypothetical alternative location. Ben Pingree stated that the grant would be lost. There could be opportunity in the future to apply for others if the location and facility qualified.

Claudette Cromartie moved, seconded by Linda Vaughn, to recommend Alternative #3, which eliminated the pond and extended the existing box culvert to the Central Drainage Ditch, thereby preserving oak trees on site.

Kathy Bell questioned if there would be any water quality or permitting issues or other unmet requirements with Florida Department of Environmental Protection by choosing not to treat the stormwater. Autumn Calder stated that she was unaware of any because the objective of the project was to correct previous stormwater issues. However, options to treat stormwater upstream would be challenging at best, therefore Blueprint, the City, and County would have to find ways to treat the comingled water downstream in the Central Drainage Ditch, some of which would occur in Segment 4, south of Orange Avenue into Black Swamp. However, the opportunity to treat water from the St. Augustine Branch would be lost if the 3DB Regional Stormwater Facility was not constructed.

Robert Volpe stated that while three alternatives were presented, the CAC, as a recommending body, could choose none of them or suggest an additional alternative. Considering alternatives 1-2, the significant increase in cost and large retaining wall did not seem viable. The CAC could recommend that the IA Board not consider alternatives 1 or 2 at all rather than the definitive all or nothing of alternative 3.

Neil Fleckenstein questioned if Alternative 3 was the outcome, what the next step would be. Autumn Calder stated that if the IA Board chose not to construct 3DB Regional Stormwater Facility, Blueprint would shift focus from treatment of the water in St. Augustine Branch because the opportunity would be lost, and toward treatment in Segment 4. Mr. Fleckenstein questioned the percentage of total volume of water represented by the St. Augustine Branch. Joshua Logan calculated that in a major storm event, it could quickly be well over 1000 cubic feet per second (seven gallons per second) from the St. Augustine Branch. Combining that with the Central Drainage Ditch, which was three times the size, plus additional water collected in the system south of Orange Avenue. Autumn Calder stated that Blueprint staff fully understood

the hydrology of the system. The study of the 3DB Regional Stormwater Facility went back to 2016 and taking the full Cascades system into consideration, it was nearly 20 years of planning around treatment of the St. Augustine Branch.

Allen Stucks called the question. **The motion failed 5-6.** Elva Peppers and Jim McShane departed the meeting during discussion.

Robert Volpe moved to recommend to the IA Board that they not consider Alternative 1 or 2. It failed due to lack of a second.

Neil Fleckenstein questioned if there were other alternatives which had not yet been adequately evaluated but could be put forward. Autumn Calder stated that Blueprint also considered the benefit of small, pocket treatments but it would not provide adequate water treatment.

Sean McGlynn suggested an alum system. Autumn Calder noted that Blueprint installed an alum system in Smokey Hollow Pond at Cascades Park. It did not address the nitrogen issues however.

There being no consensus on a recommendation to the IA Board, the CAC took no further action on the item.

10. Acceptance of the Comprehensive Report on the Existing Blueprint Relocation Policy and Procedures Manual and Eminent Domain Incentive Offer Program and Affordable Housing

Speakers:

Max Epstein, 1001 San Luis Road, spoke in favor of Blueprint adopting federal guidelines for relocation payments.

Steve Kurtz, 1611 Milton Drive, spoke against Blueprint's current relocation policy.

Jonathan Lammers, 3164 Lakeshore Drive, spoke against Blueprint's current relocation policy.

Kirsten Mood provided a brief presentation on the Blueprint Relocation Policy and Procedures Manual and Eminent Domain Incentive Offer Program and Blueprint's support of affordable housing. The presentation also covered changes made to the Right-of-Way Manual used by the Florida Department of Transportation (FDOT) and the differences between the two that resulted from those modifications

Bill Berlow noted the discrepancies and questioned how closely they aligned previously. Autumn Calder stated that prior to the updates by FDOT, approximately 80% of the policies were in agreement. She clarified that the dollar amounts were consistent across both.

Allen Stucks moved, seconded by Claudette Cromartie, Options 1 and 2.

Option 1: Recommend the IA Board accept the Comprehensive Report on the Existing Blueprint Relocation Policy and Procedures Manual and Eminent Domain Incentive Offer Program and Affordable Housing.

Option 2: Recommend the IA Board direct staff to bring back an agenda item providing a cost analysis of potential updates to the Blueprint Relocation Policy and Procedure Manual and Eminent Domain Incentive Offer Program.

The motion passed 11-0.

IV. CITIZENS TO BE HEARD

Michael Rosenthal, 4045 Kilmartin Drive, spoke in opposition to the proposed 3DB Regional Stormwater Facility due to cultural and environmental impacts to the Boynton Stills neighborhood.

V. ITEMS FROM MEMBERS OF THE COMMITTEE

Niel Fleckenstein acknowledged the amount of work by staff to prepare the material and commented on the challenge of reviewing such a lengthy agenda, especially without item 9. It was difficult to make an informed decision or recommendation on complex subjects without material or ample time to review it. JR Harding concurred and encouraged a lessons learned debrief on comments from committee members and the public.

VI. ADJOURN

The meeting adjourned by consensus at 7:40 pm.