

Sales Tax Committee Agenda

June 13, 2013

1:30 p.m.

Leon County LeRoy Collins Main Library

First Floor Program Room

200 West Park Avenue

Item #	Agenda Topic
1.	Citizens to be Heard: Materials Only <i>No public comment will be taken at this meeting</i>
2.	Approval of Summary Minutes for the May 9, 2013 Meeting of the Sales Tax Committee
3.	Update on the Progress of Imagine Tallahassee
4.	Continue: Committee Project Discussion to Discuss the Recommended Project List and Length of the Sales Tax <ul style="list-style-type: none">➤ Review of the Table on Additional Information on the Proposed Transportation Road Improvement Projects➤ General Project Discussion by Committee Members➤ Define Targets for Tier 1 and Tier 2➤ Begin Tier 1 and Tier 2 Project Deliberation
5.	Next Steps <ul style="list-style-type: none">➤ July – September: Summer Break➤ October 10, 2013 at 4:00 p.m.<ul style="list-style-type: none">▪ Update on Imagine Tallahassee▪ Progress of the Project Description Write Ups➤ December 12, 2013 at 12:00 p.m.<ul style="list-style-type: none">▪ Imagine Tallahassee Review▪ Discussion on Percentage Allocations➤ January 16, 2014 at 12:00 p.m.<ul style="list-style-type: none">▪ Continue Discussion on Imagine Tallahassee and Percentage Allocations➤ January 30, 2014<ul style="list-style-type: none">▪ 4:00 Meeting Presentation and Review of Draft Report▪ 5:30 p.m. Open House

Agenda Item #1
Citizens to be Heard
Materials Only

Public Comment will not be taken at this meeting.

**Updated Project
Information Submitted
by the Killearn Lakes
Homeowner
Association**

(Corrections: delete **red** words & replace with **green** words)

Executive Project Summary

Killearn Homeowners Association (KHA) has requested \$10M from the Sales Tax Committee for the City of Tallahassee to restore and protect the **Class III Water bodies of the State**: Lake **Killearny Killarney** and Lake **Hancock Kanturk**. COT has a MS4 permit from **the** State to utilize these lakes, which are privately owned by KHA's **12,000 city residents**, for **City** stormwater. The **two** specific issues that surround these water bodies pertain to the lakes' **aesthetics excess silt, sediments** and **impaired** water quality. KHA is **interested recommending** areas near stormwater inflows should be dredged to create areas 10 feet deep to behave as a Sediment Sump and two to three feet of Silt be removed from the lakes bottom to reduce nutrients and oxygen consuming bacteria associated with the muck which will assist in resolving **both these** issues with the requested \$10M.

Detail Project Description

The proposed project would consist of building upstream treatment ponds as necessary to improve the water quality, while also removing **two to three feet of** sediments. **and over-excavating these lakes so as to create a permanent pool of water. A draft The final** report from Florida Department of Environmental Protection (FDEP) has **preliminarily** identified these lakes as Impaired Water Bodies (water bodies of high pollutant levels). The City of Tallahassee is currently disputing that classification and working closely with FDEP to properly identify the pollutant levels and determining the appropriate corrective action, if any, needed to ensure the **ponds' lakes'** water quality.

The City staff does not support this request because the **ponds lakes** are privately owned and the objectionable fluctuation in the pool levels within these **ponds lakes** is hydrologic in nature. Therefore, any **aesthetic** improvements are the responsibility of the private owner. In addition, regarding the **ponds' lakes** water quality, the City is currently working with FDEP to determine the appropriate levels of pollution within the **ponds lakes** and to identify any corrective action needed.

(Corrected Information)

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(Corrections: delete **red** words & replace with **green** words)

Proposed Sales Tax Projects by the Community

Project Name: Killlearn Estates **Freshwater Restoration Project** **Stormwater Pond Management** (Project #28)

Project Description:

Killlearn Homeowners Association (KHA) has requested \$10M from the Sales Tax Committee for the City of Tallahassee to restore and protect the **Class III Water bodies of the State**: Lake **Killearny Killarney** and Lake **Hancock Kanturk**. COT has a MS4 permit from **the** State to utilize these lakes, which are privately owned by KHA's **12,000 city residents**, for **City** stormwater. The **two** specific issues that surround these water bodies pertain to the lakes' **aesthetics** **excess silt, sediments** and **impaired** water quality. KHA is **interested** **recommending areas near stormwater inflows should be dredged to create areas 10 feet deep to behave as a Sediment Sump and two to three feet of Silt be removed from the lakes bottom to reduce nutrients and oxygen consuming bacteria associated with the muck will assist** in resolving **both these** issues with the requested \$10M. The proposed project would consist of building upstream treatment ponds as necessary to improve the water quality, while also removing **two to three feet of sediments**. **and over-excavating these lakes so as to create a permanent pool of water. A draft The final** report from Florida Department of Environmental Protection (FDEP) has **preliminarily** identified these lakes as Impaired Water Bodies (water bodies of high pollutant levels). The City of Tallahassee is currently disputing that classification and working closely with FDEP to properly identify the pollutant levels and determining the appropriate corrective action, if any, needed to ensure the ponds' water quality.

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Cristina Paredes - Primary Springs Protection Zone Nutrient Reduction Initiative

From: "C E Baynes" <curtis@cebaynes.com>
To: "Bill Tucker" <drbilltucker@gmail.com>, "Christic Henry" <christic@k...>
Date: 5/10/2013 10:43 PM
Subject: Primary Springs Protection Zone Nutrient Reduction Initiative
Attachments: PSPZ Nutrient Reduction Initiative.pdf

Good afternoon,

At this afternoon's meeting of the Sales Tax Committee, I intend to distribute a conceptual paper for the Primary Springs Protection Zone Nutrient Reduction Initiative. The document does not present any new projects, but summarizes those that have been proposed for the Primary Springs Protection Zone: Oak Ridge/Lake Munson, Woodville Community, and Sewerage Connectivity Assistance. With this e-mail, I am sending you an electronic copy.

Curtis Baynes

(850) 576-8774

<<...>>

PRIMARY SPRINGS PROTECTION ZONE NUTRIENT REDUCTION INITIATIVE¹

**DISTRIBUTED TO THE
LEON COUNTY SALES TAX COMMITTEE**

MAY 9, 2013

**BY
CURTIS BAYNES**

¹ For more information about this paper, contact Curtis Baynes, 1323 E Tennessee Street, Tallahassee, Florida 32308-5107; telephone: (850) 576-8774; fax: (888) 550-7503; e-mail: curtis@cebaynes.com.

PRIMARY SPRINGS PROTECTION ZONE NUTRIENT REDUCTION INITIATIVE²

By

Curtis Baynes

May 9, 2013

The Primary Springs Protection Zone Nutrient Reduction Initiative will provide sewerage throughout the Primary Springs Protection Zone where population density is sufficient to make sewerage affordable. There are three elements to the initiative: sewerage in the Lake Munson/Oak Ridge and Woodville Community Target Areas and a program to assist sewer connectivity. This initiative could eliminate up to two-thirds (about 5,312) of the 8,070 septic tanks in the Zone, depending upon the target areas selected.³ By 2030, central sewer could serve about 11,600 people and provide advance treatment for about 960,000 gallons of wastewater per day.⁴

If we had known 50 years ago what we know today, we may have approached development and made different arrangements to accommodate growth. Hindsight is always 20/20. Unfortunately, when it comes to water quality and urban infrastructure, the learning curve is expensive. In this case, the Primary Springs Protection Zone Nutrient Reduction Initiative will cost about \$88 million.

² For more information about this paper, contact Curtis Baynes, 1323 E Tennessee Street, Tallahassee, Florida 32308-5107; telephone: (850) 576-8774; fax: (888) 550-7503; e-mail: curtis@cebaynes.com.

³ According to Lombardo Associates Inc., *Wakulla Springs Onsite Sewage Treatment & Disposal and Management Options Report*, November 4, 2011 ("Lombardo Report"), retrieved April 28, 2013, from <https://www.talgov.com/planning/planning-compln-briefhistory.aspx>, there are about 8,070 on-site disposal systems (i.e., septic tanks) inside the Leon County's Primary Springs Protection Zone. According to the City of Tallahassee's 2030 Master Sewer Plan, sewerage in the target areas would provide up to 5,312 connections, which I equate to 5,312 on-site disposal systems..

⁴ City of Tallahassee, 2030 Master Sewer Plan,

Primary Springs Protection Zone Potential Sewerage Costs

(Sewerage, Assistance, and Total are in millions of dollars)

<u>Target Area</u>	<u>Connections</u>	<u>Sewerage</u>	<u>Assistance⁵</u>	<u>Total</u>
1. Lake Munson/Oak Ridge	3,162	\$ 31.0	\$ 19.0	\$ 50.0
2. Woodville Community	<u>2,160</u>	<u>25.0</u>	<u>13.0</u>	<u>38.0</u>
Total	<u>5,312</u>	<u>\$ 56.0</u>	<u>\$ 32.0</u>	<u>\$ 88.0</u>

Source: Compiled by Curtis Baynes from City of Tallahassee 2030 Master Sewer Plan and Lombardo Report.

Sewer is not a glamorous like topic like some of the projects proposed for the sales tax. Once constructed it will never be seen. Its only monument will be measured in terms of lower nitrogen and nutrient loading and concentrations in the Floridan Aquifer and Wakulla Springs.⁶

If we believe that it is acceptable to spend the better part of the next century relying upon septic tanks to treat waste water in the Primary Springs Protection Zone, then do nothing, or make a minimal effort. On the other hand, if we want to substantially alter conditions inside the Primary Springs Protection Zone, we must commit ourselves to a transformational investment in urban infrastructure: Sewerage.

⁵ This initiative assumes a program to assist some property owners to more readily transition from on-site disposal systems to central sewer. The assistance program assumes grants and no- or low-cost loans to the property owner. The calculation assumes that 50% of the property owners will require financial assistance of up to \$12,000 to abandon their on-site system for central sewer. The cost of assistance is assumed to be about \$32.0 million (i.e., 5,312 x 50% \rightarrow 2,656 x \$12,000 = \$31,872,000).

⁶ Alan E. Baker, Alex R. Wood, James R. Chicon, and Jay L. Johnson, Leon County Aquifer Vulnerability Study, July 2007 ("LAVA Study"), retrieved April 28, 2013, from https://www.talgov.com/Uploads/Public/Documents/planning/pdf/compln/tlcpdws/lava_final_report.pdf.

Cristina Paredes - Fwd: Oppositon to Project # 28: Welaunee Critical Area Plan Regional Infrastructure

From: Snmardun <snmardun@aol.com>
To: <salestaxinfo@leoncountyfl.gov>
Date: Tuesday, June 11, 2013 11:54 AM
Subject: Fwd: Oppositon to Project # 28: Welaunee Critical Area Plan Regional Infrastructure

Cristina Paredes:

I just spoke with you by telephone about this email that was originally mailed on Sunday evening. Hopefully, this attempt will reach you. As I requested during the phone call, please confirm that you have received this email.

Thank you.

Stephen N. Martin

-----Original Message-----

From: Snmardun <snmardun@aol.com>
 To: salestaxinfo <salestaxinfo@leoncountyfl.gov>
 Sent: Sun, Jun 9, 2013 8:48 pm
 Subject: Oppositon to Project # 28: Welaunee Critical Area Plan Regional Infrastructure

I am writing to express strong opposition to Project # 28, Welaunee Critical Area Plan Regional Infrastructure within the Canopy Project-Welaunee Boulevard and the Dove Pond Regional Stormwater Facility.

As a resident of one of the surrounding neighborhoods across Centerville Road from the toe of Welaunee Plantation, I want to express strong opposition towards the development, as currently proposed, of the CNL-owned portion and the City of Tallahassee-owned portion of the Welaunee Plantation 'Toe'. As currently proposed, the developments will be far more intensive and considerably denser than the already settled and established surrounding neighborhoods directly across Centerville Road and Miccosukee Road. The proposed developments will stand in stark contrast to the already established neighborhoods.

The Welaunee Plantation 'Toe' stretches between two of Tallahassee's Canopy Roads. The proposed developments will dwarf the surrounding neighborhoods. A portion of Tallahassee long known and appreciated for its canopy roads and canopy road neighborhoods will be transformed by these developments. If the developments are permitted as currently proposed, the quality-of-life and sense of place for which this part of Tallahassee has long been known will, I am afraid, be forever lost.

Project # 28, as proposed, includes a new I-10 Interchange. I am particularly opposed to this proposal. Lobbyists in favor of the Interchange claim that a major benefit will be relief of traffic congestion along Miccosukee Road and Centerville Roads. As they pointed out, these are two scenic and protected canopy roads. These lobbyists, however, are very much behind and in support of the aforementioned proposed development of the Welaunee Plantation 'Toe', and these developments will in and of themselves cause significantly increased traffic flow and congestion. They will also greatly detract from the scenic beauty and amenities experienced by utilizers of the canopy roads as well as people walking along the adjacent stretch of the Miccosukee Greenway/Walkway.

Considerable wildlife, including deer, bobcats, otters, foxes, coyotes, rabbits, turtles, and large birds inhabit the 'Toe'. Needless to say, significant wildlife habitat will be destroyed and forever lost if the developments proceed as proposed. I would like to think that efforts will be made to reduce impacts experienced by these creatures. An elevated pedestrian walkway bridge over I-10 has been proposed by lobbyists for Project #28. Yet, this will provide absolutely no means of escape and protection for the aforementioned wildlife, in particular the terrestrial species. If the developments are to proceed and already existent habitat is going to be destroyed, I would suggest consideration of underground wildlife corridors rather than an elevated walkway bridge as a means for individuals to get across I-10. I think it is the least that we, as human beings and perpetrators of decisions and actions which will force these creatures off of their already established habitat, can do in exchange.

In conclusion, if Project # 28 is included as a project to be funded by the Blueprint Tax, I will strongly oppose and vote against extension of the Blueprint Tax. Without the inclusion of Project # 28, I will avidly support the extension.

If you have any questions or I can be of further assistance, please do not hesitate to contact me.

Sincerely,
 Stephen N. Martin
 2625 Stonegate Drive
 Tallahassee, FL 32308
 (850) 893-2546
snmardun@aol.com

**Leon County
Sales Tax Committee
Cover Sheet for Agenda #2
June 13, 2013**

To: Members of the Leon County Sales Tax Committee

From: Alan Rosenzweig, Deputy County Administrator
Jay Townsend, Assistant City Manager
Wayne Tedder, Director, Department of P.L.A.C.E.
Cristina Paredes, Intergovernmental Affairs and Special Projects Coordinator

Title: Approval of Summary Minutes for the May 9, 2013 Meeting of the Leon County Sales Tax Committee

Executive Summary:

This agenda item approves the summary minutes for the May 9, 2013 Meeting of the Leon County Sales Tax Committee (Attachment #1).

Analysis:

Attachment #1 is the summary minutes for the Leon County Sales Tax Committee meeting held on May 9, 2013, 12:00 p.m. in the First Floor Program Room of the Main Library.

The Leon County Clerk of Courts Office maintains a voice recording of all meeting. A transcription of the meeting minutes will be provided by the Clerk's office upon request.

Options:

1. Approve the summary minutes for the May 9, 2013 meeting of the Leon County Sales Tax Committee.
2. Do not approve the summary minutes for the May 9, 2013 meeting of the Leon County Sales Tax Committee.
3. Committee Direction.

Recommendation:

Options #1

Attachments:

1. May 9, 2013 Summary Minutes

Sales Tax Committee Meeting

Summary Minutes

May 9, 2013

Absent members: Mr. William Tucker.

Meeting began at 4:04 pm

Agenda Item #1: Citizens to be Heard

Mr. Bert Pope and Mr. Rick Minor addressed the Committee in support of the DeSoto Winter Encampment project.

Mr. Brad Trotman and Ms. Jennifer Winegardner addressed the Committee in support of the Killlearn Estates Freshwater Restoration project.

Ms. Betsy Henderson addressed the Committee, on behalf of the Southside Advisory Redevelopment Council, in support of projects in the Southside (Monroe-Adams Corridor Placemaking, Orange/Meridian Placemaking, and the StarMetro South Adams SuperStop).

Ms. Pamela Hall addressed the Committee to give more information on the Alternative Sewer Solutions project. Ms. Hall also urged the Committee to not pursue the Welaunee Critical Area Plan Regional Infrastructure project.

Ms. Emily Fritz addressed the Committee in support of County and City infrastructure needs, urging the Committee to consider increasing the County and City portion of the Sales Tax over the preliminary 10% each.

Mr. Curtis Baynes addressed the Committee over concerns regarding nitrogen loading in the primary spring's protection zone and projects that would address those concern (the Woodville Water Quality Project and Oakridge Sewer Project).

Agenda Item #2: Approval of Summary Minutes for the April 26, 2013 Meeting of the Leon County Sales Tax Committee

Mr. Bill Berlow asked that Mr. Tom O'Steen and Bill Peebles' names are corrected. Ms. Kim Rivers asked that the minutes note that the 10% allocation to both the County and City was only a 'preliminary' allocation.

Mr. Peebles made a motion to approve the April 26, 2013 summary minutes. The motion was seconded by Mr. Kim Williams. The motion passed unanimously.

Agenda Item #3: Update on Progress of Imagine

Ms. Rivers discussed the upcoming Community Open Houses to be held May 20th, at 5:30pm, at Bethel AME Church and on May 21st, at 2:00pm, in the City Commission Chambers in City Hall. A third Open House will be held June 10th, with time and location to be announced. Ms. Rivers also discussed the launch of www.imaginetallahassee.com. Mr. Steve Evans asked about Imagine Tallahassee's process for reviewing economic development project proposals. Ms. Rivers replied that the process was not a project process and was more focused on taking input from the community.

Agenda Item #4: Presentation on Project #28: Northeast Gateway (Welaunee Critical Area Plan Regional Infrastructure)

Mr. David Powell, on behalf of Powerhouse, Inc., and Mr. Reggie Bouthillier, on behalf of CNL, presented on Project #28: Northeast Gateway (Welaunee Critical Area Plan Regional Infrastructure) project. Mr. Powell discussed that the main aspect of the project would be to

create a road network to support a new I-10 interchange. The project would also include a greenway. He also emphasized that a local commitment to the area, such as funding this project, would make it easier to secure state and federal commitments on funding aspects of the project. Additionally, Mr. Powell acknowledged that the expensive costs of new roads and suggested that the project could be broken up over three phases as listed in the table below:

Phase	Phase Description	Cost
I	4-lane Welaunee Boulevard South from Fleischman to I-10; 4-lane Welaunee Boulevard North from I-10 to Shamrock; 2-lane Shamrock Way Extension from Centerville to Welaunee Boulevard North	\$ 39.5 million (net cost of \$26.5 million)
IIA	4-lane Welaunee Boulevard North from Shamrock Way Extension to Roberts Road	\$16.0 million
IIB	2-lane Shamrock Way Extension from Welaunee Boulevard to U.S. 90	\$14.0 million

Mr. Powell proposed that the Committee could make the funds contingent upon commitments from DOT's to build the interchange. Mr. Harry Reed, Director of Capital Regional Transportation Planning Agency (CRTPA), noted that it could take 17 years to build the project even if money was available today. The Committee also discussed if there were parts of the project that could be cut to save money. Mr. Powell informed the Committee that Powerhouse, Inc. is interested in a big idea, as presented in the project.

Agenda Item #5: Presentation on Project #3 and Project #5: Airport Gateway (Springhill Road and Lake Bradford Road)

Mr. Wayne Tedder, Director of P.L.A.C.E., presented to the committee a holistic Airport Gateway project which would merge Project #3 (Springhill Road) and Project #5 (Lake Bradford Road). The Lake Bradford component of the project would extend from Gaines St. to the Orange Avenue intersection. The improvements to this portion of the project would include roundabouts, gateway streetscaping, and roadway reconstruction. The Springhill Road section of the proposed project begins the Orange Avenue intersection and extends down to Capital Circle Southwest (Project #1). The improvements to this portion of the project would include transportation improvements and right of way acquisition and beautification. The estimated cost of the Airport Gateway Project is \$58.7 million.

Agenda Item #6: Continue Committee Project Discussion on Recommended Project List and Length of the Sales Tax

A) Consideration of Priority Levels of Tabled Projects

Mr. O'Steen moved that the DeSoto Winter Encampment project be categorized at Priority Level 1, contingent on receiving state funding for the remainder of the unfunded improvements. Ms. Christic Henry seconded the motion. Mr. Peebles moved to amend the motion to only provide \$500,000 for land acquisition. Mr. O'Steen accepted the motion as a friendly amendment. The motion to make the project Priority Level 1, with caveats, passed without opposition.

Ms. Henree Martin moved that the Northeast Park project be categorized at Priority Level 1. Mr. Will Messer seconded the motion. The motion passed without opposition.

Mr. Gabriel Menendez, Director of Tallahassee Public Works, presented more information on options for beautification and safety improvements for West Tennessee Street, state roadway system. A previous City proposal was to reduce lane widths and reserve the outside traffic lane for buses and cyclists. However, the Florida Department of Transportation (FDOT) weighed in

on the project and has begun their study on safety improvements to the roadway. Mr. Menendez also discussed that FDOT was looking at putting a fence in the medians on Tennessee Street. Mr. O'Steen moved that the project be moved to Priority Level 3 and asked the City continue to update the Committee on FDOT's future plans regarding this roadway. Ms. Henree Martin seconded the motion, which passed without opposition.

B) Preliminary Consideration of Sales Tax Length of Term

Ms. Martin moved that the Sales Tax be extended for 25 years. The Committee discussed the merits of extending the Sales Tax between 15 and 25 years. Mr. Lamar Taylor pointed out that 20 years is a common bond term. He also noted that a shorter bond term would have compressed bond payments, which could impact the present value of the dollars. Ms. Martin made a substitute motion to extend the Sales Tax for 20 years. Mr. Peebles seconded the motion. The motion passed without opposition.

C) Continued Project Discussion

Ms. Martin motioned that the Committee move that the Project #27 (Orange Avenue Widening) be moved from a Priority Level #1 to Priority Level #3, noting that there are a lot of projects in the Southside and that the Florida Department of Transportation has allocated funding for Orange Avenue improvements in its Five Year Work Plan. Mr. Curtis Richardson strongly objected, citing that the DOT project only repaves the road and doesn't bring the benefits of the Committee's proposed project. Mr. Peebles said that it should be kept at Priority Level 1 and the FDOT's funding makes the project better.

Mr. Newman addressed the Committee's evaluation process and discussed the possibility that the community at large may be getting the wrong idea when the Committee discussed a project in terms of priority levels. He suggested that the Committee not assume that a project that was ranked at Priority #1 would automatically be placed in a funded Tier 1 project list. Ms. Martin withdrew the motion.

Mr. Dan Newman noted that the Committee should provide staff with a list of additional information they would like to have prior to evaluating projects and placing them into Tiers at the next meeting. The Committee asked for:

- geographic visualization on the location of the project proposals;
- list of the CRTPA priority roadway projects;
- information on the environmental aspects of projects and whether or not segments can be removed from projects.

Other Committee Business

Mr. Peebles asked to see if it was possible to schedule an earlier meeting in order to continue the project evaluation process. The Committee ultimately agreed not to schedule an earlier meeting. The next meeting of the Committee will be on June 13, 2013, at 1 p.m. The Committee did agree that during this meeting the focus should be on evaluating projects and asked that no presentations and citizens comments be included in the agenda.

Meeting adjourned at 6:37 pm.