

Killearn Homes Association
BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Date: March 25, 2019

Time: 5:30 p.m.

Location: Killearn Homes Association Boardroom

Directors Present: David Ferguson, President Gloria Arias, Vice President
Charles Faircloth, Secretary Mike Flemming, Director
John Paul Bailey, Director Will Messer, Director

Directors Absent: Bill Schack, Director
Phil Inglese, Treasurer

Staff Present: Diane Allewelt, Interim Association Manager

Guests Present: Members from 14 properties were present. Attendance sheet is on record.

Call to Order

President, David Ferguson called the meeting to order at 5:29 p.m.

Quorum

A Quorum of the Board was met, with 6 out of 8 Board members being present.

Special Guest Leon County Commissioner, Bryan Desloge Statement

District Commissioner, Bryan Desloge was present to represent our community and introduce the project process, which began 30 years ago. Desloge explained that Blueprint 2000 is effectively a separate form of government; Board consists of City and County officials who serve the people with the penny sales tax approved in 2014 with 27 projects over the next 20-30 years. Desloge explained that both he and the Blueprint Board members have no decision-making authority on how this money is spent but will assist our community with our concerns. Desloge suggested that Blueprint provide an ongoing communication in the Kloverleaf to help communicate this process. It was explained that Welaunee Boulevard is the largest economic development for our area in 15 years and that the phase of analysis and community input has just been entered.

Special Guests Introduction

Ben Pingree, Director of P.L.A.C.E was introduced along with Ryan Wetherell, Kimley-Horn and Associates, Inc. Consultant Project Manager, Autumn Calder, Director of Blueprint Intergovernmental Agency. Susan Emmanuel, Blueprint Public Information Officer.

Calder reiterated that Blueprint will continue communication with Killearn Estates to reach the community through our newsletter and welcomes comments from all members on the project. Calder was pleased with the turnout of the Project Development & Environmental Study held on March 11th at Holy Comforter Student Center. Calder explained that 288 people signed in for the first meeting of this 18-month long evaluation process.

Wetherell explained that Welaunee Boulevard is a spine road that will help to serve the 7,000-acre Canopy development. 27 projects were approved to be completed over 20 years from penny sales tax funding, with Welaunee Boulevard being one of the first to begin. Canopy is located within City limits and has 30 years of history. The purpose of this project is to improve regional traffic and enhance traffic connection to relieve canopy road use. Wetherell explained that he is a member of Killlearn Estates. Wetherell explained that the PD&E phase has three stages: 1) public engagement, both formal and informal; 2) data & analysis, including engineering and environment components of analysis; and 3) consideration to refine the process to an appropriate project for our community. Blueprint is currently considering two alternatives: the "no build" model with no linear infrastructure and no spine road construction and the "build" model that will include a transportation facility that provides support for the Canopy development.

President David Ferguson presented Calder with a second opposition letter from KHA along with 25 responses from the KHA email blast about the Blueprint PD&E. These responses will become part of the public record in response to that meeting. Calder clarified that the March 31, 2019 deadline on the comment card distributed at the PD&E meeting is only the response for that meeting. There will be an ongoing request period for 10 months for input from the community that will become part of the record of analysis on this project.

Wetherell clarified the process from the beginning of the project. On March 11th the public meeting was held that began a 10-month public input period on the project. The meeting was held to provide an opportunity to learn about the project and to receive community input. After the feedback is received, a discussion will begin thru a series of three public meetings from late spring to early summer as part of a deliberate democracy process. The purpose of these meetings is to review all pros and cons, costs and impacts, and to discuss concerns presented through input from the community. Approximately 25-30 members will be appointed to the project committee that will represent environmental groups, project engineers, chamber members, neighborhoods, school board members and other democracies to work toward a solution.

President Ferguson urged that KHA members express concerns and comments through email communication so that they become part of the record on this project. Ferguson also noted that a Town Hall meeting is being confirmed to provide a larger location for member participation in the next couple months. Notification for this meeting will be provided on Killlearn.org as well as through community email blasts.

Blueprint has provided multiple platforms for communication prior to the discussion and ultimate decision making on this project on their website, through public meetings and will continue to be available for all sorts of public involvement. The PD&E meeting on March 11th was the first action since the project presentation in 2013-2014 joint commission meetings. Decisions on this project will involve 80-90 percent citizen input. There is no absolute location for this spine road, and nothing is "cast in stone" at this time. If the connection to Shamrock Street cannot be moved a request was made that it be pared down to a two-lane road with a traffic signal and traffic

calming. It was explained by the Board that many of our roads in the community are already in poor condition and in need of resurfacing. The impact of additional traffic would be devastating to Killlearn Estates. The largest challenge is in how to manage the traffic flow for the new development adjacent to Killlearn Estates, and the Board requested that KHA can negotiate the best possible solution for our neighborhood.

Blueprint expressed that they are looking forward to improving neighborhood traffic circulation. Their challenge and goal are to mitigate the impact on Killlearn Estates and connect to exterior areas outside the community. Reasoning to support the connection to Shamrock Street was provided in that this is the first phase of a larger project. The consideration of Welaunee Boulevard connecting to Shamrock is to connect like facility with like facility, from a transportation perspective – a two lane to another two-lane road. The data analysis should show if this would be a good solution. Blueprint explained that Shamrock Street will relieve the canopy roads that flank the Canopy development. Blueprint expressed that residential area traffic does not attract other residential area traffic (interior travel from house to house within the community). The attractors for this project will be business centers and places of employment.

KHA Board Vice President, Gloria Arias expressed that this concept has been considered for almost 23 years. Other roadway projects have provided options to move traffic through Killlearn Estates, but this community is not the solution for the City's traffic issues. We cannot contain speeding and traffic at the current time with the current conditions. Our streets are front yards, children's parks and playgrounds with no protective barriers. Arias noted that past projects and this project have been a poor solution for our community and asked that Phase II of the Welaunee Boulevard Project be considered first.

KHA Board Director John Paul Bailey asked how much of this project is being funded by the Canopy developer. Blueprint provided that in November 2014, 42.5 million dollars of tax funding was appropriated with 2/3 approval of Committee approval for Welaunee Boulevard and for all 27 Blueprint projects. This was facilitated with a City of Tallahassee agreement with land owners north of I-10 that provided use for this project. A Tri-Party Land Agreement was made with the City of Tallahassee, Blueprint Intergovernmental Agency and Canopy Development. A request by the Board for all agreements involving this project be provided by Blueprint. It was also noted by Blueprint that the 17 million dollar I-10 interchange at Miccosukee Road is not included in this 42.5-million-dollar figure as previously submitted.

Member Comments

Member Laurie Davis expressed that the funding for this project five years ago does not include inflationary dollars and expects costs to be much higher. Davis asked that if KHA residents participate in meetings and communicate concern is it an exercise in futility? The 2021-2040 penny sales tax funding has already been approved to complete the road and will begin to be collected in 2020.

Member Comments (continued)

Member James Olcese requested to go on record that he opposes the connection to Shamrock Street South and suggested that traffic is directed to Centerville and Miccosukee Rods and I-10 west. He asked that Blueprint keep this traffic out of Killearn Estates.

Member Danielle Irwin introduced herself as an environmental consultant and experienced in regulation of environmental development. Irwin has been a resident of Killearn Estates since 2012 and wants to make sure our feedback is constructive to the project. Irwin expressed that “no road” is not constructive, but she expects that traffic and safety issues that currently exist will be exacerbated. Irwin made clear that the road creates additional fear for parents that already deal with the daily safety concern for their children and families. Irwin noted that she chose Tallahassee to live as part of the recognized “rebound group” for local graduates and retirees because our city is less congested and provides more life value than other Florida locations. Irwin asked about how prioritization was completed for the Blueprint 27 projects and how impactful our concerns to mold and shape the future of these projects, especially the Welaunee connection to Killearn Estates. Irwin requested that the pace of current traffic be considered, that our community has a severe speeding problem already.

President Ferguson clarified that our community has engaged the Tallahassee Police Department for three months of details to document that the community already has a considerable problem with traffic that exceeds the speed limit. This enforcement was part of a motion made by the Board in 2018 to help alleviate speeding concerns and show that our community is serious about speeding enforcement.

Blueprint clarified that as part of a “hybrid government” that part of Tallahassee’s growth includes a provision of housing opportunities and to provide relief from canopy roads that flank the 7,000-acre development adjacent to Killearn Estates. Blueprint intends to be “good stewards and honest brokers of this unique opportunity” to design a road to be sensitive to environmental and neighborhood concerns and provide proper transportation opportunities to new residents.

Member Carole Butler has been a Killearn Estates resident for 29 years. She asked about the wildlife that has already been displaced with the current phase of the Canopy development. She inquired about the environmental study that was performed to approve this addition to our area and asked what/how the infrastructure was approved. Butler is saddened that digging of deeper ditches and holding ponds, and completely removing all trees from the land that already has occurred in our “backyard”. Butler pointed out the difference in the vast difference of environmental impact comparing our neighborhood and Canopy. She asked that residents watch for environmental permitting requests to approve these practices and asked if Canopy is following the same ordinances that are imposed on “everyone else” to protect our natural resources.

Member Comments (continued)

Member Deas Bohn has provided Blueprint her input on the Welaunee Boulevard project and will provide the Board with her communication to be included in the record from the community. Bohn is a 30-year resident who lives on Shamrock South and has current safety concerns for all children in the community due to current traffic issues. Bohn described herself as an “older resident who chose her home because of the ease of living”. Bohn is concerned that this connection will “tank” her property value and that nobody will want to live in this community if this connection is made. Bohn expects to lose equity in her home, and this is counterproductive to the purchase of her 30-year asset. Bohn asked what the P.L.A.C.E. acronym means and who Pingree reports to as his superior. Pingree clarified that P.L.A.C.E. stands for “Planning, Land Management and Community Enhancement” and involves the coordination of the City of Tallahassee Planning Department, Blueprint Intergovernmental Agency and Office of Economic Vitality. Pingree reports to Vince Long, Leon County Administrator and Reese Goad, City of Tallahassee Manager.

Clarification by the Board was provided that their primary objective to protect property values.

Member Bohn requested how the selection process is performed for the three meetings described as the deliberate democracy process mentioned earlier during this meeting. Blueprint clarified that the selection process will include groups like commissioners and leaders that will help to facilitate this process. Blueprint plans to be available to meet with any group or individual at their request.

Member Madelyn Toolan showed appreciation for the KHA communication on this process. Toolan requested clarification of the deadline on the comment card provided by Blueprint. Blueprint Director Calder clarified that the March 31st deadline was for communication in response to the PD&E held on March 11th, and that input would be received throughout this process. Toolan would like to volunteer to help market to the surrounding areas for the Town Hall and future events on this project.

Member Steve Stewart requested clarification on the concept description and map and how this was noticed and advertised in 2012 for the current Welaunee Boulevard location. Stewart did not receive notification on this project that was approved in 2014 and established that this was improperly advertised to the community and surrounding areas.

Blueprint clarified that their agency did not design the current mapped roadway for Welaunee Boulevard. This spine road was part of a general Northeast Gateway and was inherited from the previous approval for this project.

Member Stewart feels this admission hurts the credibility of the location. Blueprint provided the actual location of the road that was never provided prior to the PD&E. Stewart expressed concern that the City of Tallahassee has wanted to move traffic through Killearn Estates for decades and feels as though we are late in providing feedback for the location. Stewart asked that if the analysis shows detriment, can the location be relocated to outside the boundary of our community?

Board Director Bailey also if Blueprint 2000 approved ten million dollars to improve the Killlearn Estates Chain of Lakes. He questioned if this funding would be provided. Bailey also questioned why Killlearn Estates must provide a route for Canopy traffic, that Canopy should take care of its own traffic relief.

Blueprint provided that the projects are detailed online at leonpenny.org. Further clarification provided that this spine road was designed by the City of Tallahassee Planning Department for Blueprint. Bob Ippolito represented Killlearn Homes Association at those meetings and showed no objections to the original plans for the Northeast Gateway, but nothing was “cast in stone”. Blueprint provided there is further information on cms.leoncountyfl.gov. Blueprint intended to serve smaller and larger populations with this connection, which is a challenge, and provide relief to the canopy roads that flank the growth from Canopy. The “no build” consideration will create a capacity issue for these canopy roads.

Comments provided that the transparency for this project has not been provided to our community. The meetings were not properly noticed, and the information was provided on an obscure website, instead of directly on talgov.org. This is seen as a failure to provide proper opportunity to understand the presentation and other information provided on this project. Because Blairstone was used as an example of a “purposeful traffic solution”, it was clarified that Blairstone is not an internal circulation connection to a neighborhood. This project is completely different than that example. Welaunee Boulevard Extension is really the “Welaunee Reliever Road” for Canopy and future developments in Welaunee. It was also mentioned that a proper PD&E should not have a predetermined mapped-out location. The PD&E is performed to determine the location. It’s like “putting the cart before the horse”.

Further member comments requested how Canopy developers are still involved and have input on this project, in other words, are they “pushing” for this location? Member further expressed concern that Canopy gets to sell all the land and make all the profit and not provide transportation answers to their project.

It was suggested that the installation of a traffic light at Centerville Road would be helpful. It may stop traffic and create more issues, and this may not help the already-congested roads. This consideration is presumptive currently.

New Business

Blueprint Northeast Gateway Project:

Killlearn Homes Association is planning a Town Hall meeting to be held at Killlearn United Methodist Church in the next 4-6 weeks. Attendance is urged and communication will be presented from the community to Blueprint. KHA will post signage and provide invitation through social media, email, newsletter and website communications.

Adjournment

With no further business to discuss, President David Ferguson adjourned the meeting at 7:07 pm with a motion from Director Bailey and seconded by Vice President Arias.

Attached are the summary meeting minutes provided by Blueprint Intergovernmental Agency.

MEETING SUMMARY

Northeast Gateway: Welaunee Boulevard PD&E Study Killearn Homes Association Board Meeting March 25, 2019 at 5:30 p.m.

Attendees

Killearn Homes Association

David Ferguson
Gloria Arias
John Paul Bailey
Mike Flemming
Will Messer
Charlie Faircloth
Diane Allewelt
Residents of Killearn Estates

Special Guests

Bryan Desloge
(Leon County Commissioner, District 4)
Brenda Tanner
(Aide to Commissioner Desloge)

Project Team

Ben Pingree, Director of PLACE (BP)
Autumn Calder, Blueprint Director (BP)
Susan Emmanuel, Public Information Officer (BP)
Ryan Wetherell, Consultant Project Manager (KH)
Devin Simpson, Consultant Team (KH)

*KHA — Killearn Homes Association
BP — Blueprint Intergovernmental Agency
KH — Kimley-Horn and Associates, Inc.*

Opening Remarks

Commissioner Desloge

- Discussion of the creation of Blueprint as a separate form of government, in which the board consists of City and County commissioners.
- Noted that Welaunee related planning began 30 years ago and will continue 30 more years before reaching completion.
- Noted that he individually does not have decision-making authority and that we will not be at a point for a board decision for several months still.
- Noted that we are at an information gathering point in this process.
- Noted that this future development will be similar to Killearn Estates down the road and a symbiotic relationship is desired.

Autumn Calder

- Discussion of Blueprint and project funding and project background.
- Noted that this is 1 of 27 projects that was moved forward by voters as part of Blueprint 2020 referendum.
- Noted that this PD&E is building on 30 years of history and planning within City limits.
- Noted that this project is developing a spine road.
- Noted that the turnout at the Public Kick-Off Meeting and public participation at this early point has been very impressive.

Ryan Wetherell

- Discussion of a PD&E study and how it falls between planning and design.
 - A PD&E study involves three elements (engineering, environment, and public involvement).
 - It is a continuous feedback process to refine alternatives.
- Noted that analyses and evaluations are still to come.
- Noted that there will be ongoing informal and formal public involvement opportunities.
- Noted that two alternatives will be evaluated, which are a Build Alternative and No Build Alternative.

Discussion

Commissioner Desloge and project team members participated in an open discussion with KHA board members and residents of Killlearn Estates regarding the project. The topics below summarize those discussed during the meeting.

- KHA board has received emails from residents regarding the project, which were given to Blueprint.
- Discussion of intent for the project team to schedule a meeting with the Killlearn Estates neighborhood to be held in the next month or two.
- Concerns of the impacts to Killlearn Estates such as traffic, safety, and property values.
- Public Kick-Off Meeting notifications and availability of information prior to the meeting.
- Discussion on how Shamrock Street was chosen as the northern project termini and whether there is leeway in adjusting the termini.
- Noted the Shamrock Street extension being considered as a two-lane typical section.
- Discussion of whether traffic calming and resurfacing treatments can be considered for Killlearn Estates roads.
- Noted the need to work together to create a viable solution.
- Discussion of the anticipated distribution of traffic and current traffic concerns in Killlearn Estates.
- Discussion of project costs and funding sources.
- Desire for Blueprint to assist the KHA board in getting previous agreements.
- Discussion of I-10 interchange concepts, access, and timing.
- Discussion of impacts to Canopy roads as well as the importance of protecting the Canopy roads.
- The consideration of a traffic signal at Shamrock Street and Centerville Road.
- Discussion of desire for alternate route options.
- Discussion of project background and history, including previous planning and 2020 sales tax initiative.
- Traffic alternatives that will be evaluated.
- When and how wildlife impacts will be considered as part of this project.
- The Deliberative Democracy process and selection process for stakeholders.

Action Items

- Blueprint to send Carole Butler the project location map.
- Blueprint to send Danielle Irwin the Scope of Services.
- Blueprint to send KHA Board all Blueprint agreements regarding the project.
- Blueprint to assist KHA board in getting agreements between the City of Tallahassee, Welaunee plantation and Canopy Development.
- Blueprint to provide project website link to be added to the Killlearn Estates website and included in their newsletter.
- Project team to add emails received from David Ferguson from residents of Killlearn Estates to the project record.