

Summary of Commission Meeting - September 13, 2006

The City Commission met in regular session and took the following action:

Item 1 – Indicated general support for the City becoming a partner and co-sponsor of a New Year's public event on Kleman Plaza on December 31, 2006, at an estimated cost for City services of \$10,335, for what was hoped would be the first annual "Capital City Countdown: New Year's Eve Party on the Plaza"; designated Ms. Michelle Bono, Assistant to the City Manager, as the City's representative in the planning for this event

The following persons appeared before the Commission relative to this item:

- Ms. Marilyn Larson, Director of the Downtown Improvement Authority (DIA)
- Ms. Michelle Personette, Director of the Challenger Learning Center
- Mr. Shawn Shepherd, Proprietor of Harry's Seafood Bar & Grille

Item 2 – Voted 5-0 to approve the renaming of the Lafayette Park Community Center to the "Sue Herndon McCollum Community Center at Lafayette Park", as recommended by the Parks and Recreation Advisory Board

Mr. Billy Holder, Chair of the Parks and Recreation Advisory Board, appeared before the Commission relative to this item.

Item 3 – Presented a proclamation in recognition of the 2006 Distinguished Leadership Awards, presented as follows:

- The 2006 Lifetime Leadership Award recipient: Dr. Alexander D. Brickler
- Finalists for the 2006 Distinguished Leadership Awards in the following categories:
- Leadership Pacesetter: Chucha Barber, Melissa Hayes, Mark O'Bryant, Sean Pittman, and Patricia Smith
- Leader of the Year: Benjamin Crump, John Hogan, Liza McFadden, Bill Montford, and Mel Pope
- Servant Leadership: Ernest Ferrell, Anna Johnson-Riedel, and Gil Ziffer

Item 4 – Recognized and commended the accomplishment of the following City employees who graduated on June 16, 2006, from the Florida Center for Public Management (CPM) Program offered through Florida State University (brought forward by Equity and Workforce Development):

- Angela Baldwin - Gas
- Sabrina Holloman - Information Systems Services/Application Systems
- Lewis Johnson - Tallahassee Police Department
- Tim Potter - Gas
- Jacquelyn Rush - UBCS
- Steve Slade - TPD
- Robert Wigen - Department of Management & Administration/Budget
- Victor Wiley - StarMetro

Items 5-16 – Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 5-16, taking the following action:

Item 5 – Approved the change in use of a portion of the City's parcel of land, consisting of approximately 5.9 acres fronting on Mahan Drive, east of Weems

Road, from a planned Public Works storage facility to an electric substation in order to expedite the provision of permanent services in the Fallschase area, while the Fire Department would retain the remaining northern half of the property fronting on Mahan Drive for a future planned satellite Fire Station (No. 16) – the southern half of the site was appraised at \$675,000 (Option 1 as recommended by Electric)

Item 6 – Authorized the purchase of a continuous emissions monitoring system (CEMS) for the new GE 7FA combustion turbine unit, required by the Hopkins Unit 2 Repowering Project, from Spectrum Systems, Inc., sole source provider, in the amount of \$190,889 (Option 1 as recommended by Electric)

Item 7 – Approved the purchase and installation of replacement combustion turbine intake air filters for Purdom Unit 8 from Donaldson Company, Inc., sole provider, in an amount not to exceed \$63,379.20 (Option 1 as recommended by Electric)

Item 8 – Approved the execution of a three-year contract to provide computer application training to City employees (RFQ #0197-06) with CompUSA, low bidder meeting specifications, in the amount of \$22,975 per year, for a three-year total of \$68,925 (Option 1 as recommended by the Chief Information Systems Officer [CISO])

Item 9 – Approved the purchase and installation of a replacement uninterruptible power supply (UPS) to support the City's Computer Operations Center from Precision Environment, Inc., off State Contract #250-000-03-1, at a cost not to exceed \$126,861 (Option 1 as recommended by CISO)

Item 10 – Ratified the City Manager's retroactive re-appointment of Patti Ketcham to one successive term of three years expiring June 2007, and the appointment of Mark Thomasson to a three-year term expiring August 2009, replacing William VanLandingham, to serve as Code Magistrates to supplement the code enforcement activities of the Municipal Code Enforcement Board (Option 1 as recommended by Neighborhood & Community Services [NCS])

Item 11 – Approved an upgrade of the Police Headquarters' existing ADT security system, and the purchase and installation of additional system components, from ADT Security Services, Inc., sole source provider, at a quoted cost of \$69,692, and from KONE, Inc., the current maintenance provider for the Police Department elevator services under City contract, to provide the elevator wiring and interface changes, at a quoted cost of \$5,886, for a total cost of \$75,578 for the requested improvements, as presented; and approved a supplemental appropriation in the amount of \$8,000 from the Federal Law Enforcement Trust Fund to fully fund the cost of this installation (Option 1 as recommended by Police, with the concurrence of the Office of Budget Policy and Procurement Services)

Item 12 – Approved the Hadley Crossing subdivision plat, containing 5.05 acres, subdivided into 15 lots, bounded on the north, south and west by unplatted land, and on the east by Hadley Road, planned for development as single-family residential by CO3, LLC, with Charles R. Hollifield as a general partner (as recommended by Public Works/Engineering)

Item 13 – Approved the Beth Maige subdivision plat, containing 0.22 acres, subdivided into two (2) lots, bounded on the north, south, east and west by unplatted land, accessed by Brewster Road connecting to Mahan Drive, planned for development as single-family residential by James Maige, Jr. and Elizabeth Maige, owners (as recommended by Public Works/Engineering)

Item 14 – Approved the purchase and installation of cameras, card readers and a detection system to provide enhanced security monitoring at the three remote elevated water tanks 4, 6 and 7 from ADT Security Services, sole source provider, at a cost of \$85,140 (Option 1 as recommended by Water Utility)

Item 15 – Authorized the City Treasurer-Clerk and Information Systems Services (ISS) staff to purchase the hardware and software needed to upgrade the current NDP250 Remittance System from Unisys, in the amount of \$170,303 (Option 1 as recommended by ISS and Tax & Revenue)

Item 16 – Approved the minutes of the August 23, 2006 Regular City Commission Meeting, as distributed (as recommended by the City Treasurer-Clerk/Records Management)

Item 17 – Convened as the Tallahassee Community Redevelopment Agency, with Ex Officio Members, Dr. Henry Lewis and Mr. Kim Williams, joining the Commissioners at the dais, and voted 5-0 to adopt the proposed First Amendment to the Interlocal Agreement for the Downtown Community Redevelopment District, to include the following changes (Option 1 as recommended by Economic Development):

- removal of the current tax increment financing (TIF) cap;
- provision of a schedule for revised TIF contributions, requiring that the City contribute 3.7 mils and the County 4.29 mils;
- providing for the City and the County to continue providing supplemental payments to the Redevelopment Agency for the Downtown District through 2009 to compensate for a portion of the reduction in TIF contributions;
- providing for expansion of the Downtown CRA District boundaries to include the Bloxham Building site on east Gaines Street, the Johns Building Block, and the Chevron Block, located on Gaines Street, and the properties along College Avenue from Macomb Street to Copeland Street;
- providing a downtown shuttle service to help transport jurors to the County Courthouse;
- committing the CRA to work with the County to develop a long-term parking solution that addresses the lack of juror parking in proximity to the Courthouse;
- allowing the CRA to provide resources to assist in the development and operation of the proposed Performing Arts Center; and
- allowing TIF funds to be used to support retail development, including the use of rental subsidies

Items 18-24.1 – By consensus, introduced the following resolution and ordinances, with public hearings scheduled as recommended:

Item 18 – Introduced Resolution No. 06-R-34, which would designate the former Sunland Hospital property as a Brownfield Area, and set September 27, 2006, as the City Commission public hearing date for the adoption of this resolution; also, announced that a public hearing would be held at the Gathering Room, Leon County Operations Center, Miccosukee Road, next to the proposed Brownfield site at 6:00 p.m., on September 21, 2006 (Option 1 as recommended by Planning)

Item 19 – Introduced Planning Commission Rezoning Ordinance No. 06-Z-51, which would rezone approximately 4.9 acres located on the north side of West Pensacola Street, east and west of the intersection of White Drive and West Pensacola Street, from UP-2 (Urban Pedestrian 2) to C-2 (General Commercial) (PRZ #06004), and set the ordinance for public hearing on September 27, 2006 (Option 1 as recommended by Planning)

Item 20 – Introduced Hancock Street Condo Rezoning Ordinance No. 06-Z-52, which would rezone properties at 1321, 1325 and 1327 Hancock Street, located on the south side of Hancock Street, approximately 180 feet east of Wadsworth Street, from CU (Central Urban) to CU-45 (Central Urban 45) (PRZ #06005), and set the ordinance for public hearing on September 27, 2006 (Option 1 as recommended by Planning)

Item 21 – Introduced Dan Miller Design & Construction Rezoning Ordinance No. 06-Z-53, which would rezone approximately 0.46 acre located on the northwest corner of Talley Lane and Hartsfield Road from R-5 (Manufactured Home & Single-Family Residential) to MR-1 (Medium Density Residential) (PRZ #06006), and set the ordinance for public hearing on September 27, 2006 (Option 1 as recommended by Planning)

Item 22 – Introduced Matt Hennessy Rezoning Ordinance No. 06-Z-54, which would rezone approximately 0.77 acre located on the southeast corner of the intersection of Blountstown Street and Devoe Street from R-5 to MR-1 (PRZ #06009), and set the ordinance for public hearing on September 27, 2006 (Option 1 as recommended by Planning)

Item 23 – Introduced Lutheran Social Services of North Florida Rezoning Ordinance No. 06-Z-55, which would rezone approximately 2.5 acres located at the southwest corner of the intersection of East Magnolia Drive and Dantzler Street from CU to CU-18 (PRZ #06008), and set the ordinance for public hearing on September 27, 2006 (Option 1 as recommended by Planning)

Item 24 – Introduced 212 Barbourville Drive Rezoning Ordinance No. 06-Z-57, which would rezone approximately 0.44 acre located on the north side of Barbourville Drive approximately 476 feet west of South Adams Street from RP-2 (Residential Preservation 2) to RP-2 with Historic Preservation Overlay (HPO), and add the property to the Local Register of Historic Places (PRZ #06010) (applicant: Richard and Darlene Jefferson), and set the ordinance for public hearing on September 27, 2006 (Option 1 as recommended by Planning)

Item 24.1 – Introduced Ordinance No. 06-O-56, which would adopt the Cycle 2006-2 Comprehensive Plan Amendments, and set the ordinance for joint public hearing by the City and County Commissions on October 5, 2006, at 6:00 p.m., in the County Commission Chamber, Leon County Courthouse (Option 1 as recommended by the City Attorney)

Item 25 – Voted 5-0 to adopt the proposed First Amendment to the Interlocal Agreement for the Downtown Community Redevelopment District, as presented, removing the City's obligation to make interest payments to the Downtown District after 2009 and requiring the City to continue contributing the entire tax increment that is generated by the City's property tax millage for the 30-year life of the Redevelopment District – confirming the action taken as the Community Redevelopment Agency Board (Option 1 as recommended by Economic Development)

Item 26 – Voted 5-0 to accept the Florida Department of Environmental Protection (FDEP) Innovative Recycling Grant award, in the amount of \$200,000, to help fund and document the transition of the City of Tallahassee to a Florida Green Building Coalition certified Green City, with Solid Waste to provide \$62,200 in in-kind services (salary/benefits for time sent on project) (Option 1 as recommended by Utility Business & Customer Service [UBCS])

Discussed moving in the direction of requiring any government building constructed in the City to meet the "Green Building" certification guidelines and encouraged the Mayor to discuss this issue with the Florida Department of Management Services (FDMS)

Also, discussed investigating how to more aggressively push recycling on a Citywide basis, and explore providing appropriate incentives to increase private sector recycling

Item 27 – Voted 5-0 to approve the 2006 Transit Development Plan (TDP) Minor Update, requiring staff to update the tasks identified in the 2005 TDP and providing direction of development for the transit system, allowing the City of Tallahassee to receive \$986,840 in Fiscal Year 2007 Florida Department of Transportation (FDOT) Block Grant funding for transit operations (Option 1 as recommended by StarMetro)

Item 28 – Voted 5-0 to accept the staff's recommended prioritization of projects for which grant applications are to be submitted to the Northwest Florida Water Management District (NFWFMD) for repairs to the stormwater pipe system under the road leading to Lake Griffin -- Summerbrooke (Option 1); to authorize staff to submit applications for Florida Forever construction funds from the NFWFMD for the Meginnis Creek Project and on behalf of the Summerbrooke Homeowner Association for the culvert replacement, with priority given to the Meginnis Creek Project (Option 2); and to direct the City Attorney's Office to prepare a Joint Participation Agreement (JPA) with the Summerbrooke Homeowners Association that reflects the project development, ownership and future maintenance responsibilities, as outlined in the agenda item (Option 3) (Options 1, 2 and 3 as recommended by Planning)

Item 29 – Received a status report from the Public Safety Communications Board, and an update on the selection of a consultant to develop an implementation plan for joint dispatch, with a staff recommendation to be brought to the Commission on September 27, 2006 (presented by the City Manager)

Item 30 – Voted 5-0 to approve the Piedmont Road subdivision plat, containing 0.89 acre subdivided into two (2) lots, bounded on the north and east by unplatted land, on the west by Middlebrooks Circle, and on the south by Piedmont Drive, planned for development as single-family residential by Marshall E. Gibbs and John Michael Shannon, owners (as recommended by the City Attorney)

Received clarification from the City Attorney that based on case law, it was clear that the Commission's authority was administrative or ministerial if a subdivision met all requirements for subdivision, and authorized the City Attorney to bring back a recommendation related to adding an appeal review level such as the Planning Commission

Item 31 – Accepted the staff's update report on animal services and the Humane Society of the United States (HSUS) Report (brought forward by NCS)

Item 32 – Voted 5-0 to approve a construction loan, in the amount of \$447,000, at 0%, from the Housing Trust Fund for the construction of four (4) affordable townhomes on Lake Avenue, a

Providence Renaissance Neighborhood Partnership area, as proposed by the Tallahassee Lenders' Consortium (Option 1 as recommended by NCS)

Item 33 – Voted 5-0 to authorize the Real Estate Division to accommodate the interim office space needs of the Tallahassee Chapter of the NAACP by entering into a 24-month lease for 2,400 square feet of office space in the City-owned building located at 2334 Capital Circle Northeast, on an as-lease basis for \$100 per month, with the NAACP to be responsible for the utilities, repairs and maintenance (Option 1 as recommended by NCS)

Item 34 – Voted 5-0 to accept the human services/social services funding recommendations of the Citizens Review Teams and the Community Advisory Council, allocating \$294,597 in Community Development Block Grant (CDBG) funds, \$876,750 in general revenue funds, and \$41,088 in Change for Change donation funds, for a total of \$1,212,435, and authorized staff to negotiate and execute contracts listed in the FY2007 Funding Summary (as recommended by NCS)

Recognized and thanked all of the citizen volunteers for their work on this issue

Item 34.1 – DELETED FROM THE AGENDA a request to approve the Third Amendment to the Planning Agreement between Powerhouse, Inc., Holy Comforter, Leon County, and the City of Tallahassee, relative to the construction of a school by Holy Comforter on approximately 40 acres of land in the Welaunee "Toe" Critical Planning Area, fronting on Fleischmann Road (brought forward by the City Attorney) – **RESCHEDULED FOR SEPTEMBER 27, 2006**

Item 35 – Held a public hearing on the Proposed FY 2007 Budgets and millage rates for the City of Tallahassee and the Downtown Improvement Authority (DIA), the next public hearing being scheduled for September 27, 2006, taking the action shown (brought forward by the Office of Budget & Policy):

- City Attorney English read into the record, "The proposed millage rate for fiscal year 2007 is 3.7000 for the City of Tallahassee and 1.000 for the DIA. The proposed aggregate millage rate represents a 14.51% increase above the roll-back rate. This increase will be used to support general government services such as public safety." (Resolution No. 05-R-33 was provided to state the percentage that the tentative millage rate exceeds the rolled-back rate.)
- Allowed public input on the City's proposed millage (In compliance with Florida Statute 200.065, this hearing was advertised per the TRIM notice, which was mailed to all property owners by the County Property Appraiser.), and
- Allowed public input on the City's Proposed Budget

The following persons appeared before the Commission relative to this item:

- Mr. Gary Landry, 7110 Nesters Drive (opponent of high taxes)
- Ms. Elinor Elfner, 1107 Seminole Drive (proponent of energy conservation)
- Ms. Edwina Stephens, 608 FAMCEE Avenue (proponent of completing the Bond Community Infrastructure improvements in FY07)
- Ms. Anita Davis, 708 Bragg Drive (proponent of Jake Gaither Community Center improvements)
- Dr. Erwin Jackson, P. O. Box 4008 (opponent of high taxes)

City Manager Thompson announced the second and final public hearing on the budget was scheduled for September 27, 2006, and 6:00 p.m.

- Allowed public input on the DIA's Proposed Millage

There were no speakers on this item.

- Allowed public input on the DIA's Proposed Budget

There were no speakers on this item.

- Voted 5-0 to approve adjustments to the City's Proposed Budget as recommended in the agenda item.
- Voted 5-0 to approve the City's tentative millage rate of 3.7000 mills, presented in Resolution No. 05-R-33, and publicly announced "The proposed aggregate millage rate exceeds the rolled back rate by 14.51%. This increase will be used to support general governmental services such as public safety." [If the Commission should decide to amend and recomputed the tentative millage rate, Florida Statute 200.065(2)(c) requires that the Commission publicly state the City's amended tentative millage rate and the percentage increase above the rolled-back rate, and offset the cost of notifying property owners of the change.]
- Voted 5-0 to approve the City's tentative budget, as amended
- Voted 5-0 to approve the DIA's tentative millage rate of 1.000 mill, presented in Resolution No. 05-R-33
- Voted 5-0 to approve the DIA's tentative budget
- By consensus, introduced Appropriation Ordinance No. 06-O-60, which would make appropriations for the expenditures and obligations of the City of Tallahassee for the Fiscal Year beginning October 1, 2006, and ending September 30, 2007, and designating the sources of revenue and said appropriations; set the ordinance for public hearing on September 27, 2006 (Contingent upon Commission action, the ordinance and required budget summary advertisement will be adjusted accordingly for all issues resolved as part of this item, as well as items approved during the September 13, 2006 Commission meeting that may affect the FY 2007 Budget.)

CTC:RM:ecg:09-21-06

Summary of Commission Meeting - September 27, 2006

The City Commission met in regular session and took the following action:

Items 1-16 - Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 1-16, taking the following action:

Item 1 - Approved the award of a construction contract for the Tallahassee Regional Airport Noise Mitigation (Sound Insulation) Project (Bid #0105-06-KR-BC) to H.I.P.P. Industries, Inc., low bidder meeting specifications, in the amount of \$238,022.41 (Option 1 as recommended by Aviation)

Item 2 - Approved the award of purchase of a Generator Step-Up Transformer for the Hopkins Unit 2 (HP2) Repowering Project (Bid #0199-06-RM-BC) to Engineer Sales Company, Inc., low bidder meeting specifications, in the amount of \$1,808,090 (Option 1 as recommended by Electric)

Item 3 - Approved the selection committee ranking and the award of purchase of boiler feed pumps and drives for the HP2 Repowering Project to Flowserve Pump Division, the top ranked vendor, in an amount not to exceed \$1,130,214;

and authorized the City Manager to approve contract amendments in an amount not to exceed \$200,000 if needed (Option 1 as recommended by Electric)

Item 4 - Approved the award of purchase of circulating water piping for the HP2 Repowering Project (IFB #0262-06-RM-RC) to Price Brothers, sole bidder meeting specifications, in an amount not to exceed \$784,810; authorized the immediate issuance of a Notice of Award; and authorized the City Manager to approve contract amendments in an amount not to exceed \$200,000 if needed (Option 1 as recommended by Electric)

Item 5 - Approved the award of purchase of a condenser study and assessment for the HP2 Repowering Project to Ecolaire (Division of Yuba), the single source provider, in an amount not to exceed \$92,694 (Option 1 as recommended by Electric)

Item 6 - Authorized ISS Staff to negotiate and execute a contract to upgrade the current network infrastructure (RFP #0133-06-ER-EP) with Dell, Inc., the top-ranked vendor meeting specifications; and, if negotiations are successful, authorized the approval of expenditures necessary to complete the project in an amount not to exceed \$450,000 a year for five years (Option 1 as recommended by the Chief Information Systems Officer [CISO])

Item 7 - Authorized the award of purchase of additional pole mounted transformers (RFQ #81806-1MB) to Gresco Utility Supply, Tri-State Supply, and Wesco Distributors, based on prices and delivery times, at a total estimated cost of \$675,624; authorized staff to purchase these items from any of the designated vendors (Option 1 as recommended by the Department of Management & Administration [DMA]/Procurement)

Item 8 - Approved the proposed revised 2006 Meeting Calendar for Comprehensive Plan Amendments for the remainder of the year (Option 1), and accepted the recommendation to begin a new amendment cycle upon completion of the current cycle (Option 2) (as recommended by Planning)

Item 9 - Authorized the purchase of 33 laptop computers and other associated equipment from Insight Public Sector, pursuant to State contract #250-000-03-1, at a cost of \$138,405; and modified the scope of the Mobile Data Computer (MDC) Replacement Project to include retrofitting the replaced computers for use as spares or by other Police Department personnel (Tallahassee Police Department [TPD])

Item 10 - Approved the award of a construction contract for the installation of security gates and fencing at the Police Department Headquarters to Florida Fence and Deck Company, sole bidder meeting specifications, in the amount of \$255,140; and approved the award of a related contract for video surveillance and external security improvements for the Police Department Headquarters facility to ADT Security Services, Inc., sole source provider tying directly into the existing ADT security system, in the amount of \$60,272 (Option 1 as recommended by TPD)

Item 11 - Approved the selection committee's recommendation for the purchase of mobile video units and associated installation, training, maintenance, accessories and supplies (RFP #0255-05-JAG-RC), and authorized staff to negotiate and execute a contract with IBM, the top-ranked vendor meeting

specifications, in the amount of \$820,950; approved the purchase of related networking and storage components from the Unisys Corporation, sole source provider based on system compatibility with the City's existing computer network, in the amount of \$208,192 - for a total of \$1,081,300 over a five-year period (Option 1 as recommended by TPD)

Item 12 - Approved the award of a four-year contract to administer Project Share, a utility payment assistance program funded through citizen donations with one year of a matching contribution from the City, to the Capital Area Community Action Agency, Inc. (CACAA), sole bidder meeting specifications, at a cost of 8% or a maximum of \$700 per month of all funds received through the Project SHARE Program - allowing continuity in the program and ensuring that Project SHARE assistance remains available to citizens (Option 1 as recommended by Utility Business & Customer Service)

Item 13 - Approved the award of a contract for the replacement of liners at Southeast Farm Pond Nos. 2 and 3 to ERC General Contracting Services, Inc., of Winter Garden, Florida, low bidder meeting specifications, in the amount of \$497,445, plus a 10% construction and engineering contingency of \$50,000; and authorized a supplemental appropriation of \$185,000 to Project 05134 from the Sewer RR&I Fund to fully fund this project (Option 1 as recommended by Water Utility)

Item 14 - Approved the purchase of a replacement cover for the Anaerobic Digester No. 2 at the Thomas P. Smith Water Reclamation Facility (TPS) from US Filter-Envirex Products, of Waukesha, Wisconsin, sole source provider, at a cost of \$203,900 - with Water Utility staff to manage the installation by using a combination of subcontractors and Water Utility maintenance staff at a total estimated cost of \$150,000, for an anticipated cost savings of \$150,000 as compared to bidding and contracting the entire project (Option 1 as recommended by Water Utility)

Item 15 - Approved a purchase order for directional drilling of a 10-inch water main extension to serve the Tall Timbers subdivision in southern Leon County, off Rivers Road due south of Lake Munson, to R. A. W. Construction, LLC, under existing City Contract #1101, in the total amount of \$96,300, including a 15% contingency of \$12,600 - completing the extension of City water service to the Tall Timbers area in accordance with the Water Utility's Master Water Plan for Leon County (Option 1 as recommended by Water Utility)

Item 16 - Approved the minutes of the August 30, 2006 Regular City Commission Meeting, as distributed (as recommended by the City Treasurer-Clerk/Records Management)

Item 17 - DELETED FROM THE AGENDA a progress report on the Neighborhood Infrastructure Enhancement Program (NIEP) and request for approval to proceed with identified Pedestrian and Street Safety (PASS) projects (an item brought forward by Public Works) - re-scheduled for October 18, 2006

Item 18 - DELETED FROM THE AGENDA a progress report on the Bond Community NIEP and request for approval to proceed with identified improvements for the remaining streets (an item brought forward by Public Works) - re-scheduled for October 18, 2006

Item 19 - Voted 5-0 to approve acceptance and expenditure of the \$134,924 anti-gang grant awarded to the City of Tallahassee by the Florida Department of Law Enforcement (FDLE), covering the period August 1, 2006 -- November 30, 2008 for the grant award (Option 1 as recommended by TPD)

Item 20 - Voted 5-0 to approve the execution of the attached Joint Project Agreement (JPA) with Leon County for the City to provide project management services for the design of the Magnolia Drive/Lafayette Street Intersection Improvement Project, at an estimated cost of \$200,000 for the design, with all costs for this project to be paid by Leon County from previously collected impact fee funds (Option 1 as recommended by Public Works)

Commissioner Lightsey clarified with the Director of Public Works that there were plans to install sidewalks along Lafayette Street in support of the Lafayette Streetscape Plan, which was adopted in 2003.

Item 21 - Voted 5-0 to approve funding, in the amount of \$80,000, to Navigant Consulting, Inc., for refinement of the demand-side management (DSM) portfolio estimates (Option 1 as recommended by Electric)

The Commission determined from Mr. Brinkworth that Navigant anticipated a timeframe of six to seven months to develop the enhanced database and then complete preparations to roll out the proposed DSM program; that a staff analysis of the ten-year DSM plan had projected that the current DSM programs appear to have saved approximately 20 MW and 75-80 GWh; and that Navigant could help set some policy goals and target percentages for certain DSM programs concurrent with their technical work.

Item 22 - Received and discussed additional information on the Integrated Resource Planning (IRP) Study, including staff responses to information requested by the Commission at the IRP briefing on August 23, 2006, and a summary of results from the public comment period including feedback from customers through focus groups, attendance at open house events, and participation in an online survey (presented by Electric)

The Commission also discussed the following IRP Study issues:

- the carbon footprint and air emissions profiles for the area, focusing on CO₂;
- purchased power and transmission issues, including the need for costly improvements to the transmission system owned by other companies and implications of a change among the owners of the transmission interface allocation rights in Georgia who had reallocated the rights to move power into Florida, resulting in the availability of short-term economy transmission only;
- financial analyses of cost estimates for the Taylor Energy Center (TEC) Project, including a review by the City's financial advisor, Public Financial Management, Inc. (PFM), and recognition that the sensitivity cases of the four case plans under review in the IRP Study included a 20% increase in capital costs ;
- the fuel supply mix for the City's current and proposed energy plans, and comparisons with the fuel mix of other utilities in Florida, with Talquin Electric Cooperative, and with the City of Austin, Texas;
- issues for consideration regarding establishing policies for the environmental signature of future power supply; and
- how the City, as a partner in TEC, could withdraw from the TEC Project and if as a part of that withdrawal the City's ownership share could be transferred to Progress Energy Florida.

Item 22.1 - Voted 5-0 to adopt Resolution No. 06-R-35 and accept the FDOT Joint Participation Agreement (JPA) with the Florida Department of Transportation for a FDOT grant in the amount of \$950,000 for the Refurbishment/Reconstruction Analysis Runway 9-27 Project at the Tallahassee Regional Airport (FDOT #41601119401), allowing the project to move forward (Option 1 as recommended by Aviation)

Item 22.2 - Voted 5-0 to approve an additional expenditure, in the amount of \$70,000, to cover the removal and disposal of extra sludge and to deal with any other unforeseen conditions, for the Hopkins #1 Waste Water Treatment Pond Refurbishment (Bid #0186-06-RM-BC) under contract with CleanHarbors Environmental Service, Inc., for a revised contract amount not to exceed \$199,400, plus \$18,750 for contingencies (Option 1 as recommended by Electric)

Item 23 - Held the second and final required public hearing on the Proposed FY2007 Budget and millage rates for the City of Tallahassee and the Downtown Improvement Authority (DIA), and the adoption of Appropriation Ordinance No. 06-O-60 -- appropriating a balanced operating budget of \$730,344,596 for FY 2007, or an increase of 11.1% over the approved FY 2006 appropriated budget, and providing a net increase of 31 positions for a total of 3,008.1 FTE's for FY2007; and a balanced capital budget for FY2007 totaling \$242,152,222 and a five-year capital improvement plan for FY2007 through FY2011, totaling \$1,216,687,513 (brought forward by the Department of Management & Administration [DMA]/Office of Budget & Policy)

Pursuant to Florida Statute 200.065, the Commission took the following specific actions:

- The City Attorney read into the record, "The proposed millage rate for fiscal year 2007 is 3.7000 for the City of Tallahassee and 1.000 for the DIA. The proposed aggregate millage rate represents a 14.51% increase above the roll-back rate. This increase will be used to support general government services such as public safety." Attachment-21 is Resolution No. 06-R-33, which is provided to state the percentage that the tentative millage rate exceeds the rolled-back rate.
- The Commission allowed public input on the City's final millage.

There were no speakers on this item.

- The Commission allowed public input on the City's final budget.

The following persons appeared before the Commission in this regard:

- Ms. Anita L. Davis, 708 Bragg Drive, representing the Jake Gaither Community Center (proponent)
- Mr. Ken Sumpter, 300 E. Brevard Street, representing the Police Benevolent Association (proponent)
- Ms. Edwina Stephens, 608 FAMCEE Avenue, representing Bond Community streets and drainage (proponent)
- The Commission allowed public input on the DIA's final millage.

There were no speakers on this item.

- The Commission allowed public input on the DIA's final budget.

There were no speakers on this item.

- Voted 5-0 to approve adjustments to the City's final budget.

- The Commission voted 5-0 to approve the City's tentative millage rate of 3.7000 mills, Resolution No. 06-R-33, and the City Attorney publicly announced "The proposed aggregate millage rate exceeds the rolled back rate by 14.51%. This increase will be used to support general governmental services such as public safety." (If the Commission should decide to amend and recomputed the tentative millage rate, Florida Statute 200.065(2)(c) requires that the Commission publicly state the City's amended tentative millage rate and the percentage increase above the rolled-back rate, and offset the cost of notifying property owners of the change (Attachment 21).
- The Commission voted 5-0 to approve the City's final budget, as amended.
- The Commission voted 5-0 to approve the DIA's final millage rate of 1.000 mill, Resolution No. 06-R-33 (Attachment 21).
- The Commission voted 5-0 to approve the DIA's final budget (Attachment 21).
- The Commission voted 5-0 to adopt Appropriation Ordinance No. 06-O-60 (Attachment 1), and the City Attorney read the title of the ordinance into the record, as follows:

AN ORDINANCE MAKING APPROPRIATIONS FOR THE EXPENDITURES AND OBLIGATIONS OF THE CITY OF TALLAHASSEE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2006 AND ENDING SEPTEMBER 30, 2007, DESIGNATING THE SOURCES OF REVENUE AND SAID APPROPRIATIONS; AND PROVIDING AN EFFECTIVE DATE.

Item 24 - Received a short staff overview of the IRP Study effort, the sensitivities that had been reviewed, the combination scenarios that had been reviewed, and the final four alternative resource plans, including The Taylor Energy Center (TEC) Plan, The IGCC Plan, The Longleaf PPA Plan, and the current Gas Plan; and held a public hearing on the IRP Study (brought forward by Electric):

The following persons appeared before the Commission relative to the IRP Study:

1. Ms. Janice Blair, aka Janice Blair Jackson, 3383 Harrison Blue Road (opponent of coal plants, including the TEC)
2. Mr. Warren Jones, 2443 Bass Bay Drive, representing Tallahassee Memorial Health Care (proponent of the IRP Study for a fair energy program)
3. Ms. Jean Zokovitch, 1415 Devil's Dip (opponent of coal plants, including the TEC)
4. Dr. Bill Law, 2950 Giverny Circle, Chair of the Leon County Economic Development Council (EDC), and President of Tallahassee Community College (TCC) (proponent of the IRP Study for a fair energy program)
5. Ms. Elinor Elfner, 1107 Seminole Drive (opponent of coal plants, including the TEC)
6. Dr. Christopher M. Teaf, 2976 Wellington Circle West, Technical Advisor for the TEC (proponent of TEC)
7. Mr. Merrill Wimberly, 1599 Payne Street, representing Leon County Schools (proponent of efforts to diversify and lower-cost electricity)
8. Ms. Lucy Ann Walker Fraser, Tallahassee resident (address not provided), representing the Big Bend Climate Action Team (BBCAT) (proponent of clean energy/opponent of coal plants, including the TEC)
9. Mr. Steve Urse, 1118 Waverly Road, representing the BBCAT (proponent of clean energy/opponent of coal plants, including the TEC)
10. Mr. Brian Armstrong (address not provided) (opponent of TEC)
11. Mr. James Freeman, 606 West 4th Avenue, Suite 11, representing Lutheran Social Services of North Florida, Inc. (proponent of IRP and lower-cost electricity)
12. Ms. Ann Bidlingmaier, 1920 Harriet Drive (opponent of coal plants, including the TEC) (handout)
13. Ms. Sue Dick, 100 North Duval Street, President of the Tallahassee Chamber of Commerce (proponent of IRP Study and continued due diligence in looking at all options)

14. Mr. Stephen K. Beasley, 2610 Pottsdamer Street (proponent of IRP Study and lower-cost electricity)
15. Mr. Ross Burnaman, 1018 Holland Drive (opponent of coal plants, including the TEC)
16. Ms. Holly Binns, Tallahassee resident (address not provided) (opponent of coal plants, including the TEC)
17. Dr. Scott Hannahs, 5051 Quail Valley Road (opponent of coal plants, including the TEC)
18. Mr. Gary Lloyd, 1922 Mallory Square, representing the Big Bend Sierra Club (opponent of coal plants, including the TEC)
19. Mr. Barry Moline, 3436 Welwyn Way, representing the Florida Municipal Electric Association (proponent of the IRP Study process)
20. Dr. Brent Greska, 2829 Harriet Drive, Research Director of the Sustainable Energy Science and Engineering Center, Florida State University (FSU), on behalf of the Director of the Center (proponent of biomass and other new technology opportunities/opponent of coal plants, including the TEC)
21. Professor Justin Cramer, 5101 Isabel Drive, a Researcher with the Sustainable Energy Science and Engineering Center, FSU (proponent of biomass and other clean energy options)
22. Mr. Delmas Barber, 1326 Colorado Street (proponent of lower-cost electricity)
23. Dr. Vincent Salters, a Tallahassee resident (address not provided), a scientist at the Magnet Lab (opponent of coal plants, including the TEC)
24. Mr. Rob Brinkman, from Gainesville, Florida, Chair of the Suwannee-St. Johns Group of the Sierra Club, Chair of the Alachua County Environmental Protection Advisory Committee, Member of the Gainesville Energy Advisory Committee (opponent of coal plants/proponent of biomass and other clean energy options) (suggested that the Mayor of Tallahassee challenge the Mayor of Gainesville as to which city could save the most energy and which city could generate the most energy from renewable energy sources)
25. Dr. Jeffrey Chanton, 1509 Hasosaw Nene, FSU Department of Oceanography (opponent of coal plants, including the TEC/proponent of energy conservation)
26. Dr. Phillip Froelich, 3402 Cameron Chase Drive, Environmental Chemist and Oceanographer with the FSU Department of Oceanography at the Magnet Lab (opponent of coal plants, including the TEC/proponent of clean energy, including natural gas, and conservation)
27. Dr. Robert Deyle, 409 Oakdale Street, Professor of Environmental Planning at FSU (opponent of coal plants, including the TEC/proponent of clean energy)
28. Ms. Dorothy Inman-Johnson, 2121 Trescott Drive, representing the Capital Area Community Action Agency (CACAA), (opponent of coal plants, including the TEC/proponent of the all gas clean energy plan with demand side management [DSM], BioMass, energy efficiency)
29. Dr. Ray Bellamy, 2534 Marston Road, representing the Capital Medical Society (opponent of coal plants, including the TEC/proponent of biomass, particularly since Perry is the Forestry Capital of the World) (presented handouts, including resolutions from the Capital Medical Society, from the Florida Medical Association, and from the Georgia Medical Association, all taking the same stance opposing coal plants based on poisonous air emissions and mercury pollution in the water)
30. Dr. Ronald Saff, M.D., 2300 Centerville Road, representing the American Lung Association (opponent of coal plants, including the TEC)
31. Mr. Vince George, 1868 Meriadoc Road, representing the BBCAT (opponent of coal plants, including the TEC/proponent of clean energy, the All Gas Plan) (referred to web site "commondreams.org" for more information on air/water pollution)
32. Mr. Gil Ziffer, 3166 Baringer Hill Drive (opponent of coal plant, including TEC/proponent of clean energy)
33. Messrs. Gray, Gage, and Gunnar Howard, sons of Mr. Tim Howard, representing the children of Tallahassee (opponents of coal plants, including the TEC/proponent of clean energy)
34. Mr. Kim Williams, 917 Summerbrooke Drive (proponent of TEC/diversified fuel source)

35. Dr. Judith St. Petery, M.D., 1132 Lee Avenue (opponent of coal plants) (discussed the seriousness of mercury pollution) (handout)
36. Mr. Jay Liles, 1962 Vineland Drive, representing the Florida Wildlife Federation (opponent of coal plants, including the TEC/proponent of clean energy) (handout)
37. Mr. Dick Glick, 1909 Chowkeebin Court, (retired FSU Professor) representing the Corp of Future Resources (proponent of Bio Mass power plant)
38. Mr. Allan Long, 1323 Diamond Street (opponent of coal plants/proponent of the All Gas Plan and clean energy)
39. Ms. Liz Williams (a minor) (opponent of coal plants/proponent of clean energy)
40. Rev. Brant Copeland, 1110 Sandhurst Drive (opponent of coal plants/urged Commission to change direction)
41. Ms. Deb Swim, 1323 Diamond Street (opponent of coal plants, long-term they could be more costly)
42. Mr. Jim Walker, 6600 War Admiral Trail (opponent of coal plants, including the TEC; could be less costly to invest in energy efficiency)
43. Mr. Ed Oaksford, 2570 Harriman Circle (opponent of coal plants, including the TEC/proponent of the clean energy All Gas Plan)
44. Mr. Anthony Viegbesie, 2543 Whisper Way (opponent of coal plants, including the TEC)
45. Mr. Daylan Dufelmeier, 2189 Parrot Lane (proponent of energy conservation)
46. Mr. Joe Cain, 2807 Sterling Drive (proponent of the TEC/lower-cost electricity)
47. Mr. Ivan Baggett, 3981 Forsyth Park Court, a business owner (proponent of natural gas plant, followed by IGCC plant)
48. Mr. Jerry Gerardi, 2513 Blue Bell Place (opponent of coal plants, including the TEC)
49. Dr. Louis B. St. Petery, 1132 Lee Avenue (pediatric cardiologist) (opponent of coal plants, including The TEC; emphasized the danger of mercury pollution to children)
50. Mr. Bruce Means, 1315 Jackson Street (opponent of coal plants, including the TEC/willing to pay for the cleanest energy)
51. Mr. Michael Foust, 280 John Knox Road, student at FSU (opponent of coal plants, including The TEC)
52. Mr. Dana Bryan, Professional Ecologist, 2894 Hadley Road (opponent of coal plants, including The TEC; discussed effects of global warming)
53. Mr. Bob Fulford, 231 Westridge Drive (opponent of coal plants, including The TEC)
54. Mr. John Hedrick, Chair of the Panhandle Citizens' Coalition, P. O. Box 668 (32314) (opponent of coal plants anywhere, including The TEC/proponent of clean energy) (referenced article by Ed Deaton on page 9 of the August 2006 edition of the Apalachee Tortoise -- handout)
55. Mr. Larry Hendricks, 406 Alpha Avenue (opponent of coal plants/opponent of urban sprawl)
56. Mr. Van Lewis, 1847 Thomasville Road (opponent of coal plants, including The TEC/proponent of clean energy)
57. Ms. Megan Lishamer, 808b West St. Augustine Street (opponent of The TEC; if necessary to build a coal plant, build a gasification unit)
58. Mr. Kellen Denny, a minor (opponent of coal plants)
59. Ms. Linda Miklowitz, 2542 Arthur's Court (opponent of coal plants)
60. Mr. Dan Hendrickson, P. O. Box 1201, representing the Sierra Club (opponent of coal plants/proponent of conservation, i.e., turn off lights in government buildings when not in use)
61. Mr. Brian Lupiani, 607 McDaniel Street (opponent of TEC/proponent of clean energy; adopt BBCAT conservation recommendations, i.e., no need for power-assisted paper towel dispensers in public restrooms)
62. Mr. Daryll Gunter, 111 Ridge Road, Perry, FL 32348, Chairman of the Taylor County Commission (proponent of The TEC/Taylor County staff is working diligently to address issues of concern)
63. Ms. Sandy Beach-Manning, 20650 Keaton Beach Drive, Perry, FL 32348, Chairman of the Board of the Perry-Taylor County Chamber of Commerce (proponent of The TEC)

- (adopted a resolution encouraging the electrical power consortium to consider Taylor County as a potential host community for a new electrical generating facility - handout)
64. Ms. Susan Glickman, P. O. Box 310, Indian Rocks Beach, Florida, representing the National Resources Defense Council (opponent of coal plants/proponent of DSM and energy efficiency)
 65. Mr. Mike Lawson, 5309 Liberty Lake Drive South, Jacksonville, Florida, Project Manager of the Taylor Energy Center (proponent of The TEC) (emphasized that The TEC would go forward with or without Tallahassee as a partner)
 66. Dr. Richard Furman, S.W. 128th Terrace, Miami, Florida, a retired consulting engineer specializing in new energy technologies and environmental impacts (proponent of clean energy; recommended maximizing conservation, renewables, and then use IGCC technology) (offered his assistance in providing more accurate information for the IRP)
 1. Mayor Marks requested that Dr. Furman leave his information for the Commission and City staff to consider.
 67. Mr. Leon Jacobs, 45 Mose Gathering Lane, Crawfordville, Florida (opponent of coal plants/proponent of clean energy)
 68. Ms. Dian Deevey, from Gainesville, Florida (primary author of an advisory committee's critical review on the Gainesville Regional Utility's power plant proposal, including a section on biomass) (presented slides showing the woodstock available within a four-hour hauling distance for a biomass plant in Tallahassee) (handout)
 69. Ms. Joy Towles Ezell, 12677 Josh Ezell Road, Perry, FL 32348, representing Taylor Residents United for the Environment (TRUE) (opponent of coal plants, including The TEC) (handouts -- presented her written comments and a copy of a DVD entitled KW Hours, a film by Jeff Barry regarding energy conservation to each Commissioner, with a request that they watch the film before making a decision on a coal plant; she also advised that the proposed site for the TEC was subject to sink holes, which would involve a major cost to fill them in)
 70. Mr. Rick Causey, 19060 Good Times Drive, Perry, FL 32348 (opponent of coal plants, including The TEC) (emphasized that the citizens of Perry and Taylor County had pled for a vote on the power plant and had been refused)
 71. Ms. Carole Taitt, 4930 Sumpter Street, Perry, FL 32348 (opponent of coal plants, including The TEC) (quoted from an e-mail she had received from the Union of Concerned Scientists regarding coal, and indicated that she would e-mail the report to the Commission, relating to a potential federal law limiting global warming pollution from power plants making construction of a coal plant a reckless financial gamble, and warning utilities that CO2 costs must be borne by shareholders not their ratepayers; she added that Taylor County was already 13th on the list of polluted counties from the Buckeye Plant, and The TEC would add over 9 million pounds of pollution a year.)
 72. Ms. Christine Thompson, 4227 Woods Creek Road, Perry, FL 32347 (opponent of coal plants, including The TEC)
 73. Ms. Sara G. Jackson, 1011 E. Julia Street, Perry, FL 32347 (waived her time)
 74. Ms. Irene Parker, 2667 Golf Course Road, Perry, Florida (opponent of coal plants, including The TEC; their County Commission had not given the citizens of Taylor County a chance to vote against The TEC)
 75. Ms. Rebecca Edwards, 3215 West Highway 98, Perry, Florida (opponent of coal power plants, including The TEC)
 76. Ms. Doris Kelynack, 113 West Cherry Street, Perry, Florida (opponent of coal plants, including The TEC) (handout)
 77. Ms. Frances Zokar, 2399 Mary Esther Lane, Perry, FL 32348, representing TRUE (opponent of coal plants, including The TEC)
 78. Ms. Patti Causey, 19060 Good Times Drive, Perry, FL 32348 (opponent of coal plants, including The TEC) - waived her time
 79. Ms. Gale Dickert, 411 Plantation Road, Perry, Florida (opponent of coal plants, including The TEC) (discussed their land being already devastated by pollution, and now said to be burning contaminated waste on their land)

City Manager Thompson advised that the Beck Study was anticipated to be ready in three weeks and the BG&E contract would be ready on October 11, 2006.

Commissioner Katz expressed interest in the information to be provided by Dr. Furman and evaluated by City staff. He also suggested that the Commission get an independent financial analyst to evaluate the IRP Study.

Item 25 - Held the second and final public hearing on the Fourth Amendment to the Tallahassee Community College (TCC) Development Agreement, specifically an amendment of Exhibit 2 (TCC Projects with Square Footage - Phase III), to include 1) the addition of a 1,000 space parking garage, and 2) utilization of the remaining 62,982 square footage of Phase III projects for classroom/library/administration buildings, and extension of the duration of Phase III from July 20, 2006 until April 21, 2012; the first public hearing was held on August 30, 2006; voted 5-0 to approve the Fourth Amendment to the TCC Development Agreement (Option 1 as recommended by Growth Management)

There were no speakers on this item.

Item 26 - Held a public hearing on Resolution No. 06-R-34, introduced on September 13, 2006; voted 5-0 to adopt the resolution, designating the former Sunland Hospital property as a State Brownfield (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 27 - Held a public hearing on Ordinance No. 06-O-31, introduced on June 7, 2006 and continued from July 12, 2006; voted 5-0 to adopt the ordinance, amending the Temporary Use Provisions of the Land Development Code to remove specific provisions for "religious tent meetings" and imposing the same permitting requirements on all meetings and groups that use tents for temporary purposes (brought forward by the City Attorney)

There were no speakers on this item.

Item 28 - Held a public hearing on Ordinance No. 06-O-44, introduced on August 23, 2006; and voted 5-0 to adopt the ordinance, abandoning Hurst Drive, a vacant right-of-way, located on the west side of Old Bainbridge Road approximately 1,300 feet south of West Tharpe Street -allowing the property to revert to the adjacent homeowner (applicant: Steven M. Leoni) (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 29 - Held a public hearing on Ordinance No. 06-O-45, introduced on July 5, 2006, and continued from August 30, 2006, which would amend the City Code to define and regulate the use of portable temporary storage units (PODS); by consensus, continued the item to October 25, 2006 (brought forward by Planning)

There were no speakers on this item.

Item 30 - Held the first of two public hearings on Ordinance No. 06-Z-46, introduced on August 23, 2006, which would rezone approximately 41.88 acres, located on the north and south sides of Hartsfield Road between Lanrell Drive and Atlas Road, from R-3 (Residential 3) Single Family Attached, Detached and Two-Family Residential to the MR-1 (Medium Density Residential) zoning district (PRZ06002) (initiated by the Planning Commission); by consensus, continued the

item to the second public hearing on the ordinance, set for October 25, 2006 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 31 - Held a public hearing on Planning Commission Rezoning Ordinance No. 06-Z-51, introduced on September 13, 2006, which would rezone approximately 4.9 acres located on the north side of West Pensacola Street, east and west of the intersection of White Drive and West Pensacola Street, from UP-2 (Urban Pedestrian 2) to C-2 (General Commercial) (PRZ #06004); by consensus, continued the public hearing on this ordinance to October 25, 2006 (Option 1 as recommended by Planning)

The following persons appeared before the Commission in support of this item:

- Mr. Jacob Jaks, 1624-A Metropolitan Boulevard, representing Rainey Cawthon Distributor
- Mr. Charles Rooney, 611 Beard Street, representing Rainey Cawthon Distributor

Item 32 - Held a public hearing on Hancock Street Condo Rezoning Ordinance No. 06-Z-52AA, introduced on September 13, 2006; and voted 5-0 to adopt Ordinance No. 06-Z-52AA as amended, rezoning three (3) parcels totaling 0.9 acre, including 1321, 1325, and 1327 Hancock Street, located on the south side of Hancock Street, approximately 180 feet east of Wadsworth Street, from Central Urban (CU) to CU-26 zoning district, based upon the recommendation of the Planning Commission (PRZ06005) (applicant: TW Development, LLC/Mark Taul; agent: DEC Engineering, Inc.) (Option 1 as recommended by Planning)

Mr. Scott Matteo, 3974 Calle de Santos, Project Engineer, representing DEC Engineering, appeared before the Commission in support of this item.

Item 33 - Held a public hearing on Dan Miller Design & Construction Rezoning Ordinance No. 06-Z-53, introduced on September 13, 2006, which would rezone approximately 0.46 acre located on the northwest corner of Talley Lane and Hartsfield Road from R-5 (Manufactured Home & Single-Family Residential) to MR-1 (Medium Density Residential) (PRZ #06006); by consensus, continued the item until October 25, 2006 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 34 - Held a public hearing on Matt Hennessy Rezoning Ordinance No. 06-Z-54, introduced on September 13, 2006; and voted 5-0 to adopt Ordinance No. 06-Z-54, rezoning approximately 0.77 acres, located on the southeast corner of the intersection of Blountstown Street and Devote Street, from R-5 (Manufactured Home and Single-Family Residential) zoning district to MR-1 (Medium Density Residential) zoning district (PRZ #06009) (applicant/owner: Matt Hennessy) (Option 1 as recommended by Planning)

Mr. Matt Hennessy, 6288 Whittendale Drive, appeared before the Commission in support of this item.

Item 35 - Held a public hearing on Lutheran Social Services of North Florida Rezoning Ordinance No. 06-Z-55, introduced on September 13, 2006, which would rezone approximately 2.5 acres located at the southwest corner of the intersection of East Magnolia Drive and Dantzler Street from CU to CU-18 (PRZ #06008); by consensus, continued this item until October 25, 2006 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 36 - Held a public hearing on 212 Barbourville Drive Rezoning Ordinance No. 06-Z-57, introduced on September 13, 2006; voted 5-0 to adopt the ordinance, rezoning approximately 0.44 acre located on the north side of Barbourville Drive approximately 476 feet west of South Adams Street from RP-2 (Residential Preservation 2) to RP-2 with Historic Preservation Overlay (HPO), and add the property to the Local Register of Historic Places (PRZ #06010) (applicant: Richard and Darlene Jefferson) (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 37 - Held a public hearing on Local Charitable Contribution Preference Ordinance No. 06-O-47AA, introduced on August 30, 2006, which would implement a preference in City purchasing and contracting for vendors who contribute to local eligible human services organizations; voted 4-1 (Commissioner Mustian opposed) to adopt Ordinance No. 06-O-47AA (Option 1 as recommended by the Department of Management and Administration [DMA])

The Commission discussed modification of the language recommended by staff addressing the structure and implementation of the proposed vendor preference, and requested a one-year review to evaluate the success of the ordinance and whether there had been any diminishment of funding to the cultural agencies as a result of this ordinance.

Ms. Gwen Cooper, 15A Crescent Way, Crawfordville, FL 32327, representing Community Health Charities and Member Agencies, appeared before the Commission and suggested that there were some other opportunities relating to this item, which she would like to discuss with members of the Commission.

City Commission Information and Sharing of Ideas

Commissioner Gillum requested some ideas on how the City could utilize what was in place to give greater recognition to the upcoming World AIDS Day.

CTC:RM:ecg:10-04-06

Summary of Commission Meeting - October 5, 2006

The Joint City-County Commission Public Hearing on the adoption of Cycle 2006-2 Comprehensive Plan Amendments, including public hearing on Ordinance No. 06-O-56, which would adopt the Cycle 2006-2 Amendments as part of the Comprehensive Plan, was continued to the next City Commission Meeting on October 11, 2006, at 6:00 p.m., due to the lack of a County Commission quorum (City Commissioner Katz, and County Commissioners Proctor, Grippa, Thael and Winchester being absent).

CTC:RM:ecg:10-13-06

Summary of Commission Meeting - October 11, 2006

The City Commission met in regular session and took the following action (with Commissioner Gillum absent):

Item 1 – Recognized the City of Tallahassee Parks and Recreation Department 2006 Youth Baseball/Softball Teams accomplishments, including:

- Age Group 9, the Levy Park Tallahassee Heat Team, with Coach David Elsbernd, recipient of the Dizzy Dean World Series Champ/State Tournament Sportsmanship Award
- Age Group 10, the Levy Park Bulldogs, with Coach Geoff Hamil, recipient of the Dizzy Dean World Series Champ Award
- Age Group 12, Myers Park Tallahassee Patriots, with Coach Johnny Blue Craig, recipient of the Dizzy Dean World Series Champ Award
- Age Group 12B, the Tom Brown Park Bombers, with Coach Bobby Griffiths, recipient of the Cal Ripken State Champ Award
- Age Group 13, the Springsax Park Tallahassee Babe Ruth Team, with Coach Roy Weidner, recipient of the Babe Ruth – North Florida State Champions, 3rd in Region Award
- Age Group 14, the Springsax Park Tallahassee Babe Ruth Team, with Coach Chris Evans, recipient of the Babe Ruth – North Florida State Champions, 3rd in Region Award
- Age Group 15, the Springsax Park Tallahassee Babe Ruth Team, with Coach Rick Jones, recipient of the Babe Ruth – North Florida State Champions, 3rd in Region Award
- Girls Ages 18 and under, the Tallahassee Bullets, with Coach Dave Fanin, recipient of the ASA Girls' A Fast Pitch Southern National Champion Award

Item 2 – Presented the 2005 Tree City USA Award, including a flag and a plaque, to staff members and recognized the following key employees who contributed to this accomplishment:

- Bear Schenk
- Chuck Goodhart
- Cris Revell
- Jim Martin
- John Martin
- Perry Odom
- Joe Krasinski
- Gail Worrell
- Steve Aaron
- Tyrone Crawford
- Brian Wiebler
- Craig Diamond
- Steve Hodges

Item 3 – Presented the 2006 National Achievement of Excellence in Procurement Award -- sponsored by the National Purchasing Institute, the California Association of Public Purchasing Officers, Florida Association of Public Purchasing Officers, the Institute of Supply Management, the National Institute of Governmental Purchasing, the National Association of State Procurement Officials, and the National Association of Educational Procurement -- to the Procurement Services Division of the Department of Management and Administration (DMA)

Also, presented a proclamation recognizing David Reid's 21 years of service to the City and proclaiming October 11, 2006, as "David Reid Day in the City of Tallahassee"

Consent Items 3.1-6, 9-13 and 15-17 – Voted 4-0 (Commissioner Gillum absent) to approve the staff's recommendations presented in Consent Agenda Items 3.1-6, 9-13 and 15-17, taking the following action:

Item 3.1 – Approved the appointment of Mr. Cory McFarlane to the Municipal Code Enforcement Board, replacing Mr. Brian Will as the general contractor representative, to a term expiring June 2009 (as recommended by the Mayor)

Item 4 – Approved the appointment of Ms. Joni Ellis to the Tallahassee-Leon County Architectural Review Board, replacing Ms. Marybeth Foss as the owner of property zoned Historic Preservation Overlay (HPO) representative, to a term expiring June 2009 (as recommended by the Mayor)

Item 5 – Approved the appointment of Mr. David Ramsay, of the SunTrust Bank, to the Urban Design Commission (UDC), replacing Dr. Sandy D'Alemberte in filling the “public-at-large” seat, to a term expiring July 2008 (as recommended by the Mayor)

Item 6 – Approved a third change order, in the amount of \$595,503.47, to the contract with Allen’s Excavation, Inc., for the Cargo Apron Expansion/Cargo Access Road intersection improvements, with funding for the change order from an Florida Department of Transportation (FDOT) Strategic Intermodal Systems (SIS) Grant, for a revised total contract amount of \$7,214,982.72 (Option 1 as recommended by Aviation)

Item 7 – PULLED FROM CONSENT a request to approve the selection committee ranking, and enter into an agreement for marketing, public relations and advertising services at the Tallahassee Regional Airport (brought forward by Aviation) – SEE BELOW

Item 8 – PULLED FROM CONSENT a request to approve a Memorandum of Agreement between the City, Leon County and the Sheriff relative to the creation of the Public Safety Communications Board (PSCB), working towards a Joint Dispatch System for the community (brought forward by the City Manager) – SEE BELOW

Item 9 – Approved the 2007 City Commission meeting schedule as presented (as recommended by the City Manager)

Item 10 – Approved the selection committee’s ranking, and the award of the Hopkins Unit 2 Repowering piling and associated site work (RFP #0270-06-RM-RC) to Ed Waters & Sons, the top-ranked vendor, in an amount not to exceed \$1,560,942; authorized the City Manager to approve contract amendments in an amount not to exceed \$200,000 if needed during the piling installation (Option 1 as recommended by Electric Utility)

Item 11 – Approved the award of Bid #0208-06-RM-BC for the reconstruction of Substation BP-3 to All Florida Electric of Tallahassee, Inc., low bidder meeting specifications, in the amount of \$6,270,000; authorized the City Manager’s Office, or designee, to approve contract amendments in an amount not to exceed 5% of the initial contract value, funding to be partially from the new appropriation of Future Bonds (Option 1 as recommended by Electric Utility)

Item 12 – Approved a change in scope, in the amount of \$67,760, to the Power Engineers existing contract for design services related to the overhead portion of the Eastern Transmission Line Project (RFP #0254-05-RM-RC), as negotiated between the City Electric Utility and Power Engineers; authorized the City

Manager to approve further contract amendments not to exceed \$25,000 (Option 1 as recommended by Electric Utility)

Item 13 – Ratified the City Manager’s re-appointment Mr. Ted Lane to one successive term of three years as Code Magistrate, for a term expiring in June 2009 (as recommended by Neighborhood and Community Services [NCS])

Item 14 – PULLED FROM CONSENT a request to approve the rankings of the selection committee and authorize a contract with the highest ranked firm for Consulting Engineering and Planning Services to develop a Master Plan for the Streets and Drainage Complex (brought forward by Public Works/Streets & Drainage) – SEE BELOW

Item 15 – Approved the ranking of the selection committee, as presented, for Consulting Civil Engineering Services for the FAMU Way Extension Preliminary Engineering Study; authorized staff to negotiate a contract with the highest ranked firm, if agreement can be reached, and if agreement cannot be reached, terminate negotiations and begin negotiations with the second highest ranked firm, and so on, until a contract can be developed; authorized the City Manager to execute a contract with the consultant when agreement is reached with the highest ranked consultant, or next on the list (Option 1 as recommended by Public Works/Project Management):

1. Genesis Group
2. Parsons Transportation Group, Inc.
3. H. W. Lochner, Inc.
4. PBS&J Corp

Item 16 – Approved the Southwood Unit 29 subdivision plat, containing 31.16 acres subdivided into 70 lots, bounded on the north, east and west by unplatted land, and on the south by Southwood Golf Course, planned for development as single-family residential by the St. Joe Company, with Pat Groeniger as its vice president (as recommended by Public Works/Engineering)

Item 17 – Approved a purchase order for the acquisition of replacement pumping equipment, to be installed by Water Utility staff at wastewater pumping stations 55 and 64, to ITT Flygt of Apopka, FL, vendor with the lowest quotation of two approved pump suppliers in the Water Utility Standard Specifications, in the amount of \$131,586 – allowing reliable, proper operation of the wastewater pumping stations to be maintained and precluding possible wastewater overflows due to equipment failure (Option 1 as recommended by Water Utility)

Item 18 – PULLED FROM CONSENT a request to adopt Resolution No. 06-R-37, authorizing the issuance of tax-exempt debt in the form of Industrial Development Revenue Bonds for the purpose of loaning funds to Goodwill Industries-Big Bend, Inc. to finance and/or refinance certain properties (brought forward by the City Treasurer-Clerk) – SEE BELOW

Item 7 – Pulled from Consent and voted 4-0 (Commissioner Gillum absent) to approve the selection committee ranking, and authorize staff to negotiate and enter into an agreement for marketing, public relations and advertising services at the Tallahassee Regional Airport with Quest Corporation of America, Inc., the top-ranked vendor meeting specifications of RFP #0218-06-KR-RC (Option 1 as recommended by Aviation)

Directed staff to bring back any future assessments of the impact of the Panama City Airport on this community and to inform the Commission of any need for further funding

Item 8 – Pulled from Consent and voted 4-0 (Commissioner Gillum absent) to approve a Memorandum of Agreement between the City, Leon County and the Sheriff, formally creating the Public Safety Communications Board (PSCB), and authorize the Chairman to execute the Agreement, working towards a Joint Dispatch System for the community, for law enforcement, fire, and emergency medical services communications (Option 1 as recommended by the City Manager)

Discussed the potential of looking for a site for a Joint Communications Center, which would include a Joint Dispatch Operation, and to work towards implementing the Joint Dispatch Operation as soon as possible

Item 14 – Pulled from Consent and voted 4-0 (Commissioner Gillum absent) to approve the rankings of the selection committee as presented, and authorize staff to negotiate a contract with the highest ranked firm for Consulting Engineering and Planning Services to develop a Master Plan for the Streets and Drainage Complex (RFP #0224-06-B-TC), if agreement can be reached; if agreement cannot be reached, authorized staff to terminate the negotiations and begin negotiations with the second highest ranked firm; authorized the City Manager to execute a contract with the consultant (Option 1 as recommended by Public Works/Streets & Drainage):

1. Creech Engineers, Inc.
2. Hatch Mott MacDonald

Discussed including the entire shared complex in the Master Plan; also, clarified that sustainable green aspects would be included in the evaluation of all future building projects

Item 18 – Pulled from Consent and voted 3-0 (Commissioner Mustian abstained/Commissioner Gillum absent) to adopt Resolution No. 06-R-37, authorizing the approval of a Memorandum of Agreement with Goodwill Industries – Big Bend, Inc., and memorializing the City's intent to issue tax-exempt debt in the form of Industrial Development Revenue Bonds, in an amount not to exceed \$2,700,000, on behalf of the Borrower, for the purpose of loaning funds to the Borrower to finance and/or refinance certain properties located in the City of Tallahassee (as recommended by the City Treasurer-Clerk)

Items 19-21 - By consensus, introduced the following ordinances and set public hearings on the ordinances as recommended:

Item 19 – Introduced Post Disaster Temporary Accommodations Ordinance No. 06-O-65, providing emergency provisions for rehabilitation of housing and businesses damaged by a significant disaster, sponsored by Mayor John Marks, and set the first public hearing on the ordinance for October 25, 2006 (Option 1 as recommended by Growth Management)

Item 20 – Introduced Evening Rose PUD Rezoning Ordinance No. 06-Z-61, which would rezone 13.51 acres located on the southwest corner of Capital Circle Northeast and Exeter Road (applicant: K2 Urbancorp, LLC), and set October 25, 2006 as the first and only public hearing date (Option 1 as recommended by Planning)

Item 21 – Introduced Ordinance No. 06-O-68, which would amend the Tallahassee Land Development Code to add Pet Day Care Centers as an allowable use in the M-1 Light Industrial Zoning District, and set October 25, 2006 as the first public hearing date and November 21, 2006 as the second and final public hearing date (Option 1 as recommended by Planning)

Item 22 – Voted 4-0 (Commissioner Gillum absent) to approve a 30-year agreement with Biomass Gas & Electric of Tallahassee, LLC (BG&E) for the purchase of 38 megawatts of renewable electric power and energy, and a minimum of 60 dekatherms/hour of synthetic gas from a biomass-fueled plant located in the City’s electric and gas service area (Option 1 as recommended by Energy Services)

Commended the City’s Energy Risk Policy Committee (ERPC) and City staff on a good job of negotiating this step towards diversifying the fuel mix of the City, and ascertained that the capacity could be increased to as much as 75 megawatts of power

Mr. Glenn Farris, CEO and Founder of BG&E, and Dr. Kirby Kemper, of Florida State University, appeared before the Commission in support of this item.

Item 23 – Discussed impacts of Senate Bill 360 and voted 4-0 (Commissioner Gillum absent) to approve the following Options 1-5 (as recommended by Planning):

- Option #1. Direct staff to prepare a Comprehensive Plan amendment for the 2007-2 cycle to create a Multimodal Transportation District around downtown, Midtown, FSU, and FAMU
- Option #2. Direct staff to prepare a Comprehensive Plan amendment for the 2007-2 Cycle to expand the boundaries of the Transportation Concurrency Exception Area to the Urban Services Area, and develop detailed standards for this Area consistent with State Statutes
- Option #3. Direct staff to begin a rewrite of the Transportation Element of the Comprehensive Plan which will create a comprehensive strategy to support and fund mobility, particularly within the Transportation Concurrency Exception Area
- Option #4. Direct staff to develop the 2060 Capital Region Transportation Master Plan, and begin coordination with surrounding counties.
- Option #5. Introduced Proportionate Share Ordinance No. 06-O-75, and scheduled the required public hearings for October 25, 2006, at 6:00 p.m., and November 21, 2006, at 6:00 p.m.

Ms. Nancy Linnan, Attorney with the firm of Carlton, Fields, a Land Use Planning Consultant to the City, the County, and the School Board, appeared before the Commission relative to this item.

Item 24 – Voted 4-0 (Commissioner Gillum absent) to adopt Resolution No. 06-R-32, establishing the Growth Management Schedule of Permit and Review Fees, effective November 1, 2006 (as recommended by Growth Management)

Item 25 – Voted 4-0 (Commissioner Gillum absent) to accept a status report on activities associated with the Canopy Roads Citizens Committee Recommendations in the 2005 Annual Report, and direct staff to continue (Option 1 as recommended by Planning):

1. supporting the implementation of recommendations made in the 2005 Annual Report of the CRCC,
2. pursuing development of a new Interlocal Agreement on Canopy Roads, and

3. developing recommendations and cost estimates for an updated Canopy Roads Management Plan.

Commissioner Lightsey suggested that staff attempt to find some graduate students at Tallahassee Community College, Florida A & M University, and Florida State University to work for credit on updating the Canopy Roads Management Plan.

Unagendaed Speakers:

Ms. Edwina Stephens, 608 FAMCEE Avenue, appeared before the Commission and expressed appreciation for the Bond Community neighborhood infrastructure improvements

Dr. Ed Holifield, 4032 Lingleaf Road, appeared before the Commission and discussed his distress with changes being made by COMCAST to the C-span channel

Mr. Jim Walker, 6600 War Admiral Trail, appeared before the Commission and commended the Commission for its vote on the BG&E contract. He also encouraged the Commission to consider reducing the amount of waste going into the County landfill.

The Commission directed staff to relay to COMCAST Management the City's desire for information on changes being made to the channels offered, including the C-span channel. City Manager Thompson stated that staff would invite COMCAST representatives to the next Commission meeting for that purpose.

The re-scheduled Joint City-County Commission Public Hearing on the adoption of Cycle 2006-2 Comprehensive Plan Amendments, including public hearing on Ordinance No. 06-O-56, which would adopt the Cycle 2006-2 Amendments as part of the Comprehensive Plan, was continued to an unspecified date due to the lack of a County Commission quorum (County Commissioners Proctor, Grippa, Winchester and DePuy being absent).

CTC:RM:ecg:10-13-06

Summary of Commission Meeting - October 18, 2006

The City Commission met in regular target issues workshop session and took the following action (with Commissioner Mustian absent):

Mayor Marks acknowledged that a number of youths and job-seekers with disabilities were shadowing various City employees that day as part of national Disability Mentoring Day, and he recognized RaShaun Kelly, a Florida A & M University senior, who had been shadowing him or his aide that day.

Item 1 – Received a Power Point presentation by Secretary Thaddeus Cohen of the Florida Department of Community Affairs (FDCA), and Ms. Valerie Hubbard, Director of Community Planning, FDCA, on the requirements of Senate Bill 360, the Pay as you Grow Plan for Florida's Future www.dca.state.fl.us/GrowthManagement2005/ (brought forward by Planning)

Recognized other representatives of FDCA who were in attendance, and requested that Ms. Susan Poplin, FDCA Area Manager, meet with the City Commission Long Range Planning Target Issue Committee relative to this issue

Item 2 – Received a Power Point presentation by Mr. John Snell, the City's consultant from Risk Management, Inc., updating the Commission on Energy Risk Management, providing information on the fuel market outlook, the City's aggressive energy price hedge program, the outlook for fuel and energy markets, and reviewing some recent actions taken by staff regarding a prepaid long-term gas supply contract with Tennessee Energy Acquisition Corporation (TEAC), contracting for the purchase of 5000 mmbtu/day of natural gas at a discount of \$0.60 from the market for the period November 2006 through March 2007, and reducing costs through purchase power transactions when market prices were below the average cost of fuel so that buying power from the market cost less than generating electricity in the City's own power plants (brought forward by Energy Services)

Item 3 – DELAYED a report following up on the September 27, 2006 Public Hearing on the Integrated Resource Planning (IRP) Study, which would provide information about the potential for biomass project development in the panhandle region and summarize the status of biomass projects in the southeast (brought forward by Energy Services) – RE-SCHEDULED FOR OCTOBER 25, 2006)

CTC:RM:ecg:10-20-06

Summary of Commission Meeting - October 25, 2006

The City Commission met in regular session and took the following action:

Mayor Marks recognized and welcomed Ms. Victoria Woods and Mr. George Mannheimer, who were in attendance from a Leadership Tallahassee class. He also welcomed some students from his former aide, Melanie Kopp's class at Florida State University (FSU).

Item 1 - Received a Power Point presentation on future Comcast cablevision service and programming, presented by Ms. K. C. McWilliams of Comcast (brought forward by the City Manager's Office)

Items 2-4 and 6-11 - Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 2-4 and 6-11, taking the following action:

Item 2 - Approved the Third Amendment to the Planning Agreement between Powerhouse, Inc., Holy Comforter, Leon County, and the City of Tallahassee, extending the agreement to September 26, 2016, as presented (Option 1 as recommended by the City Attorney)

Item 3 - Approved the 2007 City Commission Meeting Schedule as presented (as recommended by the City Manager's Office)

Item 4 - Adopted Resolutions Nos. 06-R-39, 06-R-40, 06-R-41 and 06-R-42, accepting and authorizing the execution of Florida Department of Transportation (FDOT) Joint Participation Agreements (JPAs) (FDOT Nos. 22862019401 and 42071119401) and Supplemental JPAs (FDOT Nos. 22672919401 and 41705515801), and the attached Capital Improvement Program (CIP) Amendment Summary Adjustments - for costs associated with the Terminal/Cargo Apron Lighting, the Maintenance Complex Improvements, the Construct and Rehabilitate Capital Circle Entrances, and the Hangar Development Projects at the Tallahassee Regional Airport (Option 1 as recommended by Aviation)

Item 5 - PULLED FOR DISCUSSION a request for approval to coordinate the statewide demand side management (DSM) Database Development Project (an item brought forward by the Electric Utility) - SEE BELOW

Item 6 - Approved the purchase maintenance agreements associated with the operation of the City Information Systems for FY07, for a total cost of \$2,537,753 from the ISS Operating Budget (Option 1 as recommended by the Chief Information Systems Officer [CISO])

Item 7 - Approved the Lincoln Square subdivision plat, containing 9.02 acres, subdivided into six (6) lots, bounded on the north partially by Rockbrook Subdivision and partially by unplatted land, on the south by Apalachee Parkway, on the east partially by Sutor Road and partially by unplatted land, and on the west by unplatted land, planned for development as detached single-family residential by Norma S. Birdwell (as recommended by Public Works/Engineering)

Item 8 - Approved the award of a three-year contract for the Traffic Turning Movement Count Program (Bid #0196-06-SB-TC) to Peggy Malone & Associates of Jacksonville, FL, low bidder meeting specifications, in the amount of approximately \$49,809 per year (Option 1 as recommended by Public Works/Traffic Engineering)

Item 9 - Approved the award of contract to supply, install and water landscaping at five stormwater facilities around the City (Bid #0221-06-SB-TC) to Greenways of America, Inc., formerly Marty Ard Landscaping, low bidder meeting specifications, in the amount of \$51,561.90; and authorized staff to execute the contract (Option 1 as recommended by Public Works/Streets & Drainage)

Item 10 - Approved a revision to the City Real Estate Policy (City Commission Policy #136), changing the wording indicating that property needed for capital projects "shall" be acquired under the threat of condemnation to "may" be obtained..., as presented (Option 1 as recommended by Public Works/Real Estate)

Item 11 - Approved the minutes of the September 13, 2006 Regular Commission Meeting as distributed (as recommended by the City Treasurer-Clerk/Records Management)

Item 5 (pulled from Consent) - Voted 5-0 to approve utilization of the existing agreement with Navigant Consulting, Inc. to develop a statewide DSM database and approve the role of the City of Tallahassee to serve as the project manager for the project (Option 1 as recommended by Electric Utility)

Directed staff to provide a report on what DSM goals could realistically be achieved incrementally, such as every five (5) years, for a projected goal of 162 MW by the end of the next 20 years, and have a separate policy discussion about what DSM elements were the most important to focus on and which pieces should be considered mandatory

Item 12 - Sitting as the Community Redevelopment Agency, with non-voting Ex Officio Member Kim Williams joining the Commissioners at the dais, voted 4-0 (Commissioner Katz absent) to approve allocating \$50,000 from the Agency's FY2006 Capital Projects Budget to reimburse Tallahassee RI LLC for costs associated with placing a concrete base for the installation of brick pavers on the sidewalk and plaza areas surrounding the new Marriott Residence Inn, located

along Gaines Street, as requested by Public Works (Option 1 as recommended by Economic Development)

Briefly discussed the status of the new Marriott Residence Inn, indicating it was expected to have occupancy by November 15, 2006, with a ribbon-cutting celebration in January 2007

Item 13 - Received a staff report following up on the Integrated Resource Planning (IRP) Study public hearing held on September 27, 2006, with information about the potential for biomass project development in the panhandle region and the status of biomass projects in the southeast (brought forward by Energy Services)

Item 14 - Voted 5-0 to adopt Growth Management Revised Fee Resolution No. 06-R-32AA, setting a schedule of permit and review fees for signs, buildings, life safety, electrical, plumbing, mechanical, roofing, mobile home installation, gas, re-inspection fees, competency examination application, environmental, land use and concurrency, to become effective November 1, 2006 (as recommended by Growth Management)

Clarified that this action superceded prior action on this issue on October 11, 2006, as two pages were missing from the fee resolution that was attached to the October 11th agenda item

Item 15 - Voted 5-0 to approve proposed revisions to City Commission Annexation Policy #132, requiring parcels or subdivisions to meet or exceed the City's requirements for public facility improvements and design standards in order to be eligible for voluntary annexation, and demonstrating such compliance through a letter of agreement, and requiring that developed parcels and subdivision not meeting City standards would be improved to City standards prior to acceptance by the City for maintenance (Option 1 as recommended by the Office of the Mayor)

Concurred with a suggestion by Commissioner Mustian to flag this policy revision for review in the next one to two years to determine how it had been utilized and that there were no unintended results

Item 16 - Voted 5-0 to approve the award of a construction contract for the Smith-Williams Community Center Drainage Improvement Project (Bid #0209-06-JAG-BC) to Duggar Excavating, Inc., low bidder meeting specifications, in the amount of \$82,442 (Option 1 as recommended by Neighborhood and Community Services [NCS])

Item 17 - Voted 5-0 to approve a \$83,000 loan, at 0% interest, from the Housing Trust Fund for the construction of one (1) affordable housing unit on Bermuda Road, as proposed by Home Rehabilitation and Development, Inc. (Option 1 as recommended by NCS)

Item 18 - Conducted a Tax Equity and Financial Responsibility Act (TEFRA) public hearing; and voted 4-0 (Commissioner Lightsey absent) to adopt Resolution No. 06-R-38, authorizing and approving the sale of bonds in the not to exceed amount of \$2,700,000 to provide funds to finance the Goodwill Industries - Big Bend, Inc. social service facilities to be located at 2578 North Monroe Street and 1943 Thomasville Road (as recommended by the City Treasurer-Clerk)

There were no speakers on this item.

Item 19 - Held the first of two public hearings on the Third Amendment to the Governor's Corners Chapter 163 Development Agreement with The Smith Interest General Partnership, extending the expiration date to August 21, 2012, and incorporating changes to revised and restated Exhibit C,

i.e., related to buffers near wetlands, providing for a bank with drive-thru windows on Parcel G1, clarifying that service station may have convenience stores, adding hotels and motels as approved uses

Announced that the second public hearing on this item was scheduled for November 21, 2006 (Option 1 as recommended by the City Attorney)

There were no speakers on this item.

Item 20 - Held the first of two public hearings on the Florida A & M University (FAMU) Campus Development Agreement with the City of Tallahassee, as presented

Announced that the second public hearing on this item was scheduled for November 8, 2006 at 6:00 p.m.

There were no speakers on this item.

Item 21 - Held the second and final public hearing on Talco Hills Area Rezoning Ordinance No. 06-Z-46, introduced on August 23, 2006, and continued from the first public hearing held September 27, 2006 (On September 5, 2006, the Planning Commission voted 6-0 to recommend approval of this ordinance.)

Voted 4-0 (Commissioner Lightsey absent) to adopt Ordinance No. 06-Z-46, rezoning approximately 41.88 acres, located on the north and south sides of Hartsfield Road between Lanrell Drive and Atlas Road, from R-3 (Residential 3) Single Family Attached, Detached and Two-Family Residential to the MR-1 (Medium Density Residential) zoning district (PRZ06002) (initiated by the Planning Commission) (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 22 - Held a public hearing on Planning Commission Rezoning Ordinance No. 06-Z-51, introduced on September 13, 2006, and continued from September 27, 2006, which would rezone approximately 4.9 acres located on the north side of West Pensacola Street, east and west of the intersection of White Drive and West Pensacola Street, from UP-2 (Urban Pedestrian 2) to C-2 (General Commercial) (PRZ #06004) (initiated by the Planning Commission) (On September 5, 2006, the Planning Commission voted 3-3 to recommend denial of this rezoning.)

By consensus, the public hearing on Ordinance No. 06-Z-51 was continued to November 21, 2006 (brought forward by Planning)

There were no speakers on this item.

Item 23 - Held a public hearing on Dan Miller Design & Construction Rezoning Ordinance No. 06-Z-53, introduced on September 13, 2006, and continued from September 27, 2006 (On October 3, 2006, the Planning Commission voted 5-0 to recommend adoption of this ordinance.)

Voted 4-0 (Commissioner Lightsey absent) to adopt Ordinance No. 06-Z-53, rezoning approximately 0.46 acre located on the northwest corner of Talley Lane and Hartsfield Road from R-5 (Manufactured Home & Single-Family Residential) to MR-1 (Medium Density Residential) (PRZ #06006) (applicant/owner: Dan Miller Design and Construction) (Option 1 as recommended by Planning)

There were no speakers on this item.

Mr. Mathew Parker, 1804 Miccosukee Commons Drive, representing Jeff Shivers, indicated his availability to answer questions relating to this item.

Item 24 - Held a public hearing on Lutheran Social Services of North Florida Rezoning Ordinance No. 06-Z-55, introduced on September 13, 2006, and continued from September 27, 2006, which would rezone approximately 2.5 acres located at the southwest corner of the intersection of East Magnolia Drive and Dantzler Street from CU to CU-18 (PRZ #06008) (On October 3, 2006, the Planning Commission voted 5-0 to continue this item until its January 2, 2007 meeting.)

By consensus, the public hearing on Ordinance No. 06-Z-55 was continued until January 17, 2007 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 25 - Held a public hearing on Evening Rose PUD Rezoning Ordinance No. 06-Z-61, introduced on October 11, 2006 (On October 3, 2006, the Planning Commission voted 5-0 to recommend adoption of this ordinance.)

Voted 5-0 to adopt Ordinance No. 06-Z-61, rezoning 13.51 acres located on the southwest corner of Capital Circle Northeast and Exeter Road, based on the findings and conditions of the Development Review Committee and the Planning Commission (PRZ06012) (applicant: K2 Urbancorp, LLC; owners: K2 Urbancorp, LLC and 21st Century TND, LLC) (Option 1 as recommended by Planning)

The following persons appeared before the Commission relative to this item:

- Mr. Darrin Taylor, 215 S. Monroe Street (proponent)
- Mr. Cory McFarlane, 400 Capital Circle SE, representing K2 Urban Corp (proponent)
- Ms. Nancy Miller, 6501 Alan A Dale Trail (proponent)
- Mr. David Wamsley, 909 Circle Drive (proponent)
- Mr. Wade Pitt, 805 N. Gadsden Street, indicated his availability to answer questions in support of this item.

Item 26 - Held the first of two public hearings on Ordinance No. 06-O-68AA, introduced on October 11, 2006, which would amend the Tallahassee Land Development Code to add Pet Day Care Centers as an allowable use in the M-1 Light Industrial Zoning District and set restrictions on the operation of same (On October 3, 2006, the Planning Commission voted 5-0 to recommend approval of this ordinance as amended to make the maximum noise level applicable 24 hours per day.)

Announced that the second public hearing on Ordinance No. 06-O-68AA was scheduled for November 21, 2006 (Option 1 as recommended by Planning)

Item 27 - Held a public hearing on the Southside Development of Regional Impact (DRI) Comprehensive Plan Amendments, changing the Future Land Use Map designation on approximately 1,625 acres located south of Tram Road and west of Woodville Highway from Mixed Use B and Rural to Planned Development, and moving the current Urban Services Area (USA) boundary to encompass an additional 768 acres to bring the entire development site inside the USA; inserting the maximum allowable densities, intensities, and other development guidelines necessary for the proposed development project in compliance with the requirements for application of the Planned Development category; inserting a revised Southern Strategy Area

map into the Land Use Element of the Plan to reflect the currently adopted boundaries; seeking approval of development densities and intensities over the next ten years for development of the Southside DRI by St. Joe Company as a mixed-use project including single family, multi-family, retail, office, hotel and medical uses

Voted 5-0 to transmit these amendments, as presented, to the Florida Department of Community Affairs (FDCA) for review (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 28 - Held a public hearing on Post Disaster Temporary Accommodations Ordinance No. 06-O-65, introduced on October 11, 2006, which would provide for emergency provisions for rehabilitation of housing and businesses damaged by a significant disaster (sponsored by Mayor John Marks)

By consensus, continued the public hearing on Ordinance No. 06-O-65 to November 21, 2006 (Option 1 as recommended by Growth Management)

There were no speakers on this item.

Item 29 - Held the first of two public hearings on Transportation Proportionate Share Ordinance No. 06-O-75, introduced on October 11, 2006, which would adopt the requirements of the State Statutes and provide the City with a methodology to accept "fair share" contributions from developments that impact roadways that are over capacity, as required by Senate Bill 360

Announced that the second public hearing on Ordinance No. 06-O-75 was scheduled for November 21, 2006 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 30 - Held a public hearing on Ordinance No. 06-O-45AA, introduced on July 5, 2006, and continued from public hearings on August 30 and September 27, 2006, which would amend the City Code to define and regulate the use of portable temporary storage units (PODS)

By consensus, continued the public hearing on Ordinance No. 06-O-45AA to November 21, 2006 (Option 1 as recommended by Planning)

There were no speakers on this item.

City Commission Information and Sharing of Ideas

Mayor Marks encouraged participation in the Race Relations Summit scheduled for October 30 and 31, 2006.

CTC:RM:ecg:10-26-06

Summary of Commission Meeting - November 8, 2006

The City Commission met in regular session and took the following action:

Mayor Marks recognized the Chair of the Audit Committee, Ms. Kathleen Brothers, and he thanked her and City Auditor McCall for their service to the City.

Items 1-9 – Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 1-9, taking the following action:

Item 1 – Approved the appointment of W. E. "Bill" Johnson to the Joint City-County School Board Coordinating Committee on Public School Concurrency and Facility Planning, to a term expiring November 2008 (as recommended by the Mayor)

Item 2 – Approved the 2007 Audit Work Plan as presented (as recommended by the City Auditor)

Item 3 – Approved a task order for detail design support for the Fuse Plug area and emergency spillway at the Corn Hydro Electric Generating facility on Lake Talquin, in an amount not to exceed \$253,000, to Mead & Hunt, the City's engineer for hydro facilities; authorized the reprogramming of funds and supplemental appropriation to establish this project, entitled Corn Hydro FERC Fuse Plug Modifications, as presented in an amount totaling \$358,745 to cover the subject task order as well as other related work and potential property acquisition or drainage easement costs (Option 1 as recommended by Electric Utility)

Item 4 – Authorized the City Manager to execute the International Swap Dealers Association (ISDA) Agreement and special provisions as well as future ISDA contracts with market participants, after approval of form and content by the City Attorney -- establishing standard contractual terms to be used for future long-term purchases of natural gas, necessary for the City to effectively participate in the marketplace and optimally manage the City's gas hedge portfolio (Option 1 as recommended by Energy Services)

Item 5 – Approved the ranking of vendors responding to RFP #0222-06-BM-TC, for the purchase of Medium and Heavy Truck Bodies; authorized the selection committee to negotiate with Alabama Truck Body & Equipment, LLC, the highest-ranked vendor meeting specifications; and authorized the committee to negotiate with Truck Equipment Sales, Inc., the next ranked vendor, if negotiations with the highest-ranked vendor were unsuccessful (Option 1 as recommended by Fleet Management)

Item 6 – Approved the ranking of vendors responding to RFP #0195-06-BM-TC, for the purchase of utility bodies, cranes, backhoes, sign trailers, choppers and various types of equipment, with parts cost and consignment, technician training and on-site manufacturer trained technicians included; authorized the selection committee to negotiate with Terex Industries, the highest-ranked vendor meeting specifications; and authorized the committee to negotiate with Altec Industries, the next ranked vendor, if negotiations with the highest-ranked vendor were unsuccessful (Option 1 as recommended by Fleet Management)

Item 7 – Approved the purchase of one (1) fire apparatus aerial ladder truck, replacing City vehicle #1500, from Hall-Mark/E-One of Ocala, Florida, pursuant to the pricing, terms and conditions of the City's term contract #06C1274, in the amount of \$988,774 (Option 1 as recommended by Fleet Management)

Item 8 – Authorized the City Manager to execute a one-year maintenance agreement renewal with Motorola, to support, service and protect the City's 800 MHz system equipment, and include increased equipment quantities, in the not to exceed amount of \$837,735.48, with the option of two additional one-year extensions with Motorola, with the yearly cost increases being tied to the consumer price index (CPI) (Option 1 as recommended by the Chief Information Systems Officer [CISO])

Item 9 – Approved the minutes of the September 27, 2006 Regular Meeting of the City Commission as distributed (as recommended by the City Treasurer-Clerk/Records Management)

Items 10-18 – By consensus, introduced Ordinances Nos. 06-Z-49, 06-Z-58, 06-Z-63, 06-Z-64, 06-O-66, 06-O-67, 06-O-69, 06-Z-73 and 06-O-76, and set public hearings on the ordinances as follows:

Item 10 – Introduced Windsor Trace Planned Unit Development (PUD) Rezoning Ordinance No. 06-Z-49, which would rezone 3.31 acres of property located on the west side of Thomasville Road, approximately 180 feet north of Sandhurst Drive, from RP-1 (Residential Preservation 1) to PUD zoning district (PRZ #06003) (applicant: AHBP, LLC), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 11 – Introduced Panhandle Building Services Rezoning Ordinance No. 06-Z-58, which would rezone approximately 6.18 acres of property located on the south side of Four Points Way, approximately 1,300 feet west of South Adams Street, from M-1 (Light Industrial) to R-3 (Single Family Detached, Attached and Two-Family) zoning district (PRZ #06011) (applicant: Panhandle Building Services; agent: Moore Bass Consulting, Inc.), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 12 – Introduced Maryland Oaks Crossing PUD Rezoning Ordinance No. 06-Z-63, which would rezone a 0.9 acre parcel located on Bicycle Road, approximately 288 feet west of Blountstown Street, from R-5 (Manufactured Home and Single Family Detached) to PUD zoning district (PRZ #06013) (applicant: Good News Foster Home, Inc.; agent: Poole Engineering & Surveying, Inc.), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 13 – Introduced Floridan Downtown Tallahassee U-PUD Rezoning Ordinance No. 06-Z-64, which would rezone a 2.43 acre parcel located between Tennessee, Monroe, Call and Adams Streets from RO (Targeted Retail/Office Growth Area) to UPUD (Urban Planned Unit Development) zoning district (PRZ #06014) (applicant: McKibbon Hotel Group, Inc.; agent: Moore Bass Consulting, Inc.), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 14 – Introduced Ordinance No. 06-O-66, which would amend the Tallahassee Land Development Code to remove the minimum lot size and setback requirements from the Capitol Center Planning District (CCPD), thereby facilitating development and redevelopment in the downtown area (initiated by the Planning Commission), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 15 – Introduced Block Drive Abandonment Ordinance No. 06-O-67, which would abandon an unpaved portion of Block Drive located on the east side of Cactus Street, approximately 600 feet south of West Tennessee Street (applicant: Moore Bass Consulting, Inc.), and set public hearing on the ordinance for January 24, 2007 (Option 1 as recommended by Planning)

Item 16 – Introduced South Gadsden Street Abandonment Ordinance No. 06-O-69, which would abandon Gadsden Street between Bloxham Street and the CSX Railroad Crossing (applicant: Blueprint 2000), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 17 - Introduced Roger Crawford & Melinda Griffith-Hines Rezoning Ordinance No. 06-Z-73, which would rezone approximately 0.83 acres located on the west side of South Monroe Street with Perkins Street as the north boundary and Kestner Street as the south boundary from CU (Central Urban) to CU-45 (Central Urban 45) zoning district (PRZ #06020) (agent: Roger Crawford), and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by Planning)

Item 18 – Introduced Ordinance No. 06-O-76, which would amend the City Code regarding the Audit Committee to provide for reporting information on committee membership vacancies to the Treasurer-Clerk's Office instead of to the "community relations officer" and eliminating the sunset provision, and set public hearing on the ordinance for November 21, 2006 (Option 1 as recommended by the City Auditor and the City Attorney)

Item 19 – Received a Power Point presentation on a Community Workforce Housing Innovation Pilot Program (CWHIP) designed to provide affordable rental and homeownership housing for essential service personnel – the Evening Rose Project, through a public-private partnership with K-2 Urban Corporation, so that the Project would be eligible to apply for a \$5 million CWHIP grant from the State of Florida to assist with the development of 92 workforce housing units

Voted 4-0 (Commissioner Mustian abstained) to authorize staff to develop a public-private partnership agreement with K2 Urban Corporation for the development of a response to the Florida Housing Finance Corporation's Community Workforce Housing Innovation Pilot Program Request for Proposal (RFP); to authorize the match, in the amount of \$2,691,014, for the CWHIP application; as indicated in the agenda item, \$1,472,994 would be funded from those areas that were identified; additionally, the remaining \$1,218,020 would be funded from the Affordable Housing Trust Fund (HTF) as outlined in Option 2; the City would go back and look at that portion of the dollar amount and set a goal of trying get 100% of the funds back into the HTF at some point, but would at least get a minimum of 50% back; a developer rebate to the HTF would be required as set forth in Option 7; and the City would commit to contributing 15% of the present day estimated total eligible project cost, not future cost, to the Evening Rose Project (Option 1 as amended, recommended by Public Works, and Neighborhood and Community Services [NCS])

Mr. David Wamsley, representing the K2 Urban Corporation, appeared before the Commission relative to this item.

Item 20 – Voted 5-0 to approve State Legislative Lobbying contract extensions for three years with Ron Book and Associates, and Sean Pittman, at \$100,000 annually, and with Bill Peebles, at \$30,000 annually, expiring November 30, 2009; and a federal Legislative Lobbying contract

extension for three years with Rick Spees and Associates, at \$120,000 annually, expiring December 31, 2009 (as recommended by the Office of the Mayor)

Item 21 – By consensus, accepted an updated report on Energy Conservation and Sustainable Development Efforts by the City of Tallahassee, presented by various City staff members (brought forward by Energy Services)

Also, suggested the need for someone to be in charge of the "Green Team" and directed the staff to:

1. bring back information and detail on having Leadership in Energy and Environmental Design (LEED) certified green buildings throughout the community, both internally and by encouraging other government buildings and the private sector to do the same;
2. determine the next steps in the use of hybrid vehicles and biodiesel fueled vehicles in the City fleet;
3. and find out what was happening in other communities that might be tried in Tallahassee.

Item 22 – Received a status report on the Inclusionary Housing Ordinance from Planning Director Wayne Tedder, and voted 5-0 to direct staff to draft an ordinance revising the Maximum Affordable Selling Price (MASP) to establish a sliding scale price for inclusionary housing units where an average and a maximum sales price would be established (Option 3 as recommended by Planning)

Item 23 – Voted 5-0 to approve an appropriation of \$908,000 from the Deficiencies Fund as a loan to be used to provide the relocation incentives provided for in the approved Corporate Relocation Agreement with Danfoss Turbocor Compressors, Inc. (Option 1 as recommended by Economic Development)

Item 24 – By consensus, continued the second and final public hearing on the Florida A & M University (FAMU) Campus Development Agreement to November 21, 2006 (as recommended by Planning)

City Commission Information and Sharing of Ideas:

The Commission congratulated Commissioner Lightsey on her re-election. Mayor Marks indicated that an installation ceremony was being planned for November 15, 2006.

By consensus, requested that the City Manager bring back some information on whether the Taylor Energy Center (TEC) partners planned to eventually build more power plants on the TEC site, if the entire site would be used, and if a park was planned on the site.

CTC:RM:ecg:11-14-06

Summary of Commission Meeting - November 15, 2006

The City Commission met in regular target issues workshop session and took the following action:

Item .1 – Voted 4-0 (Commissioner Mustian absent) to rescind the Commission's October 11, 2006, approval of a change order, in the amount of \$595,503.47, to the contract with Allen's Excavation, Inc., for the Cargo Apron Expansion/Cargo Access Road intersection improvements, to be funded from a Florida Department of Transportation (FDOT) Strategic Intermodal Systems

(SIS) Grant; and directed staff to issue a Request for Proposals (RFP) for this project, as recommended by the City Manager (brought forward by Aviation)

Item 1 – Voted 4-0 (Commissioner Lightsey absent) to authorize the City Manager, in conjunction with the County and the Sheriff, to negotiate and execute a Public Safety Communications Consultant contract to develop a consolidation plan for the creation of a joint dispatch center with Winbourne & Costas, Inc., the top-ranked firm meeting specifications, in the amount of \$81,460 – to be split evenly between the City and the County, the City's share being \$40,820 [this Winbourne & Costas proposal included partnering with Morris Allen and Associates, a local M/WBE firm, to assist with the 911 and telecommunications services] (Option 1); in the event a successful contract could not be negotiated with the top-ranked firm, authorized the City Manager, in conjunction with the County and the Sheriff, to negotiate and execute a contract with Elert & Associates, the second-ranked firm meeting specifications (Option 2) (Options 1 and 2 as recommended by the Chief Information Systems Officer [CISO])

- Directed the staff to work with the consultant to move forward as quickly as possible in the creation of a joint dispatch center.

Item 2 – Received a Power Point presentation from the staff of Growth Management, Planning, and Public Works, providing an overview of potential proportionate share implementation options related to implementation of the state's new proportionate share requirements outlined in Florida Statutes Chapter 163 (formerly Senate Bill 360), and draft amendments to the Concurrency Management System Policies and Procedures Manual (brought forward by Growth Management)

- Suggested the need for financial analyses of the potential options, and the need to set the length of time for requiring proportionate share payments
- Authorized the City Manager to hire additional help with this issue
- Suggested delaying this issue as much as possible and in the interim, attempt to reach some agreement with the adjacent counties
- Requested information on whether an average traffic count could be used as an acceptable alternative to peak hour traffic counts in determining the capacities of impacted roads
- Requested information on how impact fees could be used to ensure equity in growth paying for itself
- Requested that the staff provide a one-page report on how the prior impact fee was implemented
- Requested a realistic projection of the financial impact of five different projects if the prior impact fee had remained in place and whether the revenue would have funded major roadway improvements

Item 3 – Received a staff overview of the proportionate share requirements of Florida Statutes, Chapter 163, which would be implemented with City Ordinance No. 06-O-75, scheduled for public hearing and adoption on November 21, 2006 (brought forward by Growth Management)

- Requested options to establish a process for applying monies collected to different projects
- Pointed to the need to reasonably estimate the cost of a project, which could potentially lead to the need for additional staff positions
- Suggested that staff work toward concluding this issue in December when the Beck Report would be presented
- Requested information clarifying the IGCC, if it was technologically feasible, and how well it worked

Commission Reorganization Meeting

The City Commission met in special session for the reorganization of the Commission, taking the following action:

- Rabbi Schneur Z. Oirechman, of the Chabad Lubavitch of the Panhandle, gave the Invocation.
- Mayor Marks was installed to his second term as Mayor.
- Commissioner Katz was installed to his second term on the Commission.
- Both Mayor Marks and Commissioner Katz were sworn in by The Honorable Judge Marguerite H. Davis, Appellate Judge, First District Court of Appeals.
- Commissioner Lightsey was installed to her fifth term on the Commission, sworn in by City Attorney English.
- The Commission voted 5-0 to elect Commissioner Lightsey to serve as Mayor Pro Tem for the next year.
- Reverend Bernyce H. Clausell, of Calvary Baptist Church gave the Benediction.

CTC:RM:ecg:11-17-06

Summary of Commission Meeting - November 21, 2006

The City Commission met in regular session and took the following action:

Item 1 – Received a presentation on a proposed public-private partnership to preserve and redevelop the old City Waterworks (brought forward by Economic Development)

The following persons appeared before the Commission relative to this item:

- Mr. Jon Moyle, of Flanigan, Katz, Raymond & Sheehan P.A.
- Mr. Craig Huffman, of Huffman/Tarmey Architecture
- Mr. David Malcolm, of Wood & Partners, Inc.
- Mr. Gil Ziffer, of Ziffer/Stansberry Public Relations
- Representative Loranne Ausley

Item 1.1 – Recognized and applauded City Attorney English on being named 2006 City Attorney of the Year by the Florida League of Cities (FLC)

- Mr. Mike Sittig, Executive Director of the FLC, appeared before the Commission to present City Attorney English with the Florida Cities of Excellence City Attorney of the Year Award.

Items 2-16 – Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 2-16, taking the following action:

Item 2 – Approved Change Order No. 4, in the amount of \$283,485.92, to the contract with Sperry & Associates, Inc., for final construction costs for the design/build of a building to house the Danfoss Turbocor Compressors Inc. (DTCI) at Innovation Park, for a revised contract amount of \$4,042,782, which with the City's direct purchase of selected materials totaling \$757,217.96 brought the total project costs to \$4,800,000 (Option 1 as recommended by Economic Development)

Item 3 – Approved the award of purchase of a replacement transformer (Bid #0012-07-RM-BC) for the Corn Hydro Electric Generating Station from WEG

Electric Motors Corp, low bidder meeting specifications, in the amount of \$235,000 (Option 1 as recommended by Electric Utility)

Item 4 – Approved the selection committee ranking and the award of purchase of an Iso Phase Bus Duct (RFP #0023-07-RM-RC) for the Hopkins Unit 2 Repowering Project from AZZ/Calvert, the top-ranked vendor, in an amount not to exceed \$260,000 (Option 1 as recommended by Electric Utility)

Item 5 – Approved the award of a three-year term contract for the purchase of sulfuric acid utilized for water treatment activities at the power plants (Bid #0013-07-RM-BC) to Sulfuric Acid Trading Company, Inc., sole bidder meeting specifications, in the estimated amount of \$265,940 for an initial three-year term, with an option to extend the contract for an additional year – with an economic price adjustment to be applied at the end of the first and second year of the contract, and at the end of the third year if the contract is extended an additional year (Option 1 as recommended by Electric Utility)

Item 6 – Approved the acceptance and expenditure of a \$27,300 grant from the American Heart Association for the purchase of 26 automated electronic defibrillators (AEDs) for placement in Police patrol vehicles and at Police Headquarters from Cardiac Science, Inc., which will also donate one additional AED, for a total of 27 AEDs, including a private donation of two AEDs from the Downtown Improvement Authority (DIA) for use by officers assigned to the downtown area (Option 1 as recommended by the Tallahassee Police Department [TPD])

Item 7 – Approved the rankings of the selection committee for consulting engineering services for the College Avenue Revitalization Project (RFQ #0003-07-ER-RC), as follows, and authorized staff to negotiate a contract with the highest-ranked firm if agreement could be reached; if agreement could not be reached, authorized negotiations with the second highest-ranked firm, and so on, until a contract can be developed with a consultant in an amount up to \$750,000 (Option 1 as recommended by Public Works/Engineering):

1. WilsonMiller
2. American Consulting Engineers of Florida
3. Varnum & Associates

Item 8 – Approved the Meridian Ridge subdivision plat, containing 3.66 acres subdivided into 10 lots, bounded on the north by unplatted land, on the south by Bermuda Road, on the east by Macon Road and Meridian Road, and on the west by Macon subdivision, planned for development as single-family residential by Jason S. and Cristina A. Gold, owners (as recommended by Public Works/Engineering)

Item 9 – Approved the San Luis Manor subdivision plat, containing 0.92 acres subdivided into two (2) lots, bounded on the north by Mexia Drive, on the south, east and west by San Luis Ridge Subdivision, planned for development as single-family residential by Dorothy M. Reese, owner (as recommended by public Works/Engineering)

Item 10 – Approved the Park Charleston Phase III subdivision plat, containing 2.34 acres subdivided into six (6) lots, bounded on the north by Park Charleston Phase II, on the south by Brewster Estates #5, on the east by Brewster Estates

#2, and on the west by unplatted land, planned for development as single-family residential by Premier Construction and Development Inc., owner (as recommended by Public Works/Engineering)

Item 11 – Approved the Park Charleston Phase IV subdivision plat, containing 5.71 acres subdivided into 22 lots, bounded on the north by Clifford Hill Cemetery, on the south by Brewster Estates #2, on the east by unplatted land, and on the west by Park Charleston Phases I & II, planned for development as single-family residential by Jason A. Ghazvini, owner (as recommended by Public Works/Engineering)

Item 12 – Approved the award of a negotiated task assignment for the Magnolia Drive/Lafayette Street Intersection Improvement Project, in the amount of \$138,630.77, to Wilson Miller, Inc., under Continuing Services Agreement No. 733 for civil engineering (Option 1 as recommended by Public Works/Project Management)

Item 13 – Approved the award of a ADA sidewalk rehabilitation construction task assignment for the Lake Ella Zone Project (RFQ #0027-06-ER-TC) to Concrete Services of Quincy, Inc., in the amount of \$268,423.50, under City Contract No. 1161; also, approved a non-scope construction change contingency, in the amount of \$53,684.70, to be awarded by the City Manager if needed for approved changes to these contractual services (Option 1 as recommended by Public Works/Project Management)

Item 14 – Approved Public Sector Linear Infrastructure Environmental Variances for two Stormwater Division capital improvement projects, the Meginnis Creek at Sharer Road Stormwater Improvements and the Connie Drive Flood Relief Project, both projects requiring work within preservation features as defined by the City's Environmental Management Code (Option 1 as recommended by Public Works/Stormwater)

Item 15 – Approved the purchase of a fourth screw press unit for biosolids treatment at the Thomas P. Smith Water Reclamation Facility from FKC Co., Ltd. of Port Angeles, Washington, sole source provider, in the amount of \$391,750 (Option 1 as recommended by Water Utility)

Item 16 – Approved the minutes of the October 11, 2006, Regular City Commission Meeting, as distributed (as recommended by the City Treasurer-Clerk/Records Management)

Item 17 – Voted 5-0 to approve grant contracts and confidentiality agreements with the Florida Communities Trust (FCT) to jointly acquire the Dr. Charles Billings Greenway, including four parcels totaling 26.4 acres, for an FCT Grant of \$225,500 and City match of \$225,500, for a total acquisition cost of \$451,000, and the Capital Cascades Trail – Myers Industrial Park properties, including three parcels totaling 5.5 acres, for an FCT Grant of \$1,512,000, and a City match of \$1,848,000, which would be paid by Blueprint 2000, for a total acquisition cost of \$3,811,000 (Option 1 as recommended by Planning)

Item 18 – Voted 5-0 to approve suggested changes to City Commission Audit Policy 104 to reflect updated Government Auditing Standards and the Standard for the Professional Practice of Internal Auditing (as recommended by Auditing)

Also, recognized the attendance of the Audit Committee Chairperson, Ms. Kathleen Brothers

Item 19 – Voted 5-0 to a) approve the award of contract for the construction of the Tram Road Reuse Facility to Meadors Construction Co., Inc., of Jacksonville, Florida, sole bidder meeting specifications, in the amount of \$4,000,825, and authorized additional funding to include 10% construction contingency of \$400,000; \$200,000 for Water Utility engineering/inspection services during construction; and \$37,000 for installation of monitoring wells required by the Florida Department of Environmental Protection (FDEP) permit, for a total project cost of \$4,637,825; and b) fully funding the project with a supplemental appropriation of \$1,000,000 from the Sewer System Charge Fund and \$607,625 from the Water System Charge Fund; thereby allowing Water Utility to proceed with construction of the reuse facility, reducing the amount of treated wastewater sent to the Southeast Farm for final disposal (Option 1 as recommended by Water Utility)

Pointed out this was part of the City's \$160 million wastewater capital plan, and thanked the Northwest Florida Water Management District (NFWFMD) for its support

Item 20 – Voted 5-0 to approve the award of construction contract for the Tallahassee Leon County Animal Services Center (TLCASC) Surgical Suite to Council Contracting, Inc., low bidder meeting specifications and MBE goals of the five General Contractors on the City's Annual Price Agreement Contract, in the amount of \$58,890 for the base bid and accept alternates 3 and 4 for an additional \$1,392; and authorized staff to establish a work order utilizing FY2006 Animal Services Donations funds from Fund 115 – Account #366005 for renovations of the surgical suite (Option 1 as recommended by Neighborhood and Community Services [NCS])

Recognized Ms. Rachel Reeves, the new Veterinarian at the TLCASC

Item 21 – Voted 5-0 to authorize acceptance and expenditure of a \$51,188 Florida Department of Transportation (FDOT) third year continuation grant, and approve the appropriation and expenditure of \$39,188 from the State Asset Forfeiture Fund as matching funds, for the Police Department's DUI Enforcement activities (Option 1 as recommended by TPD)

Item 22 – Voted 5-0 to adopt Resolution No. 06-R-44 as revised, providing a process and further clarification of Leon County's participation in the development review process for the Welaunee Phase 3 Annexation property that was annexed into the City on December 6, 2005, and approve the proposed Settlement Agreement of Leon County vs. the City of Tallahassee, Case No. 2006-CA-3164, as presented (Option 1 as amended as recommended by the City Attorney)

Item 23 – Voted 5-0 to authorize a contract for the restoration work on the Waterworks Building with Bass Construction, in the amount of \$572,129 for the base bid (Option 1); and authorized staff to develop an agreement, for Commission consideration, with Capital City Ventures (CCV) to transfer control of the Waterworks Building (Option 2) (Options 1 and 2 as recommended by Economic Development)

Item 24 – Held a public hearing on Southbrook Rezoning Ordinance No. 06-Z-16, introduced on March 8, 2006, and continued from public hearings held March 29, May 24, July 12 and August 30, 2006, which would amend the SouthBrook Planned Unit Development (PUD) to allow added residential land uses, including attached and detached single-family units, to all components of the PUD, located on the northwest corner of the intersection of Capital Circle Southwest and Balkin Road (RZ-514) (applicant: Linderand, Inc.);

By consensus, continued the public hearing on Ordinance No. 06-Z-16 to January 24, 2007 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 25 – Held a public hearing on Chabad House of Tallahassee PUD Rezoning Ordinance No. 06-Z-34, introduced on June 7, 2006, and continued from July 12, 2006, which would rezone 2.1 acres more or less located at the northeast corner of North Meridian Road and Plantation Road from Residential Preservation 1 (RP-1) to PUD zoning district (RZ-539) (applicant: Chabad House of Tallahassee)

By consensus, the Commission took no action on Ordinance No. 06-Z-34 until such time as the final Recommended Order of the Division of Administrative Hearings has been received from the Administrative Law Judge and acted on by the Planning Commission (Option 1 as recommended by Planning)

City Attorney English advised that adjacent property owners had requested quasi-judicial proceedings and a hearing had been set for March 5, 2007. He advised that the ordinance would be re-introduced when that process had been completed.

There were no speakers on this item.

Item 26 - Held a public hearing on Ordinance No. 06-O-45AA, introduced on July 5, 2006, and continued from public hearings held August 30, September 27 and October 25, 2006, which would amend the City Code to define and regulate the use of portable temporary storage units (PODS)

Voted 5-0 to adopt Ordinance No. 06-O-45AA, amending the Land Development Code to include a definition and provisions for regulation of Temporary Portable Storage Containers (TPSCs) and exceptions to the same (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 27 - Held a public hearing on Planning Commission Rezoning Ordinance No. 06-Z-51, introduced on September 13, 2006, and continued from public hearings held September 27 and October 25, 2006, which would rezone approximately 4.9 acres located on the north side of West Pensacola Street, east and west of the intersection of White Drive and West Pensacola Street, from UP-2 (Urban Pedestrian 2) to C-2 (General Commercial) (PRZ #06004) (initiated by the Planning Commission) (On September 5, 2006, the Planning Commission voted 3-3 to recommend denial of this rezoning.)

By consensus, continued the public hearing on Ordinance No. 06-Z-51 to December 13, 2006, to allow additional time for the applicant to work with staff in designing a site plan that meets the development standards of the current zoning district UP-2 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 28 – Held a public hearing on Panhandle Building Services Rezoning Ordinance No. 06-Z-58, introduced on November 8, 2006 (On November 7, 2006, the Planning Commission voted 6-0 to recommend adoption of this ordinance.);

Voted 5-0 to adopt Ordinance No. 06-Z-58, rezoning approximately 6.18 acres of property located on the south side of Four Points Way, approximately 1,300 feet west of South Adams Street, from M-1 (Light Industrial) to R-3 (Single Family Detached, Attached and Two-Family) zoning district (PRZ #06011) (applicant: Panhandle Building Services; agent: Moore Bass Consulting, Inc.) (Option 1 as recommended by Planning)

Commissioner Lightsey requested that the staff provide her a written overview of what was happening with the Industrial uses with outside storage that were grandfathered-in along Lake Bradford Road, and how long-term the City would continue to have the problem of some of the current land uses that did not support a revitalized business district along that corridor. She asked that the staff provide a recommendation in this regard.

There were no speakers on this item.

Item 29 – Held a public hearing on Maryland Oaks Crossing PUD Rezoning Ordinance No. 06-Z-63, introduced on November 8, 2006 (On November 7, 2006, the Planning Commission voted 6-0 to recommend adoption of this ordinance subject to conditions recommended by the Development Review Committee [DRC].);

Voted 5-0 to adopt Ordinance No. 06-Z-63, rezoning a 0.9 acre parcel located on Bicycle Road, approximately 288 feet west of Blountstown Street, from R-5 (Manufactured Home and Single Family Detached) to PUD zoning district and adding the property to the Maryland Oaks Crossing PUD zoning district (PRZ #06013), based on the findings and conditions of the DRC and the Planning Commission (applicant: Good News Foster Home, Inc.; agent: Poole Engineering & Surveying, Inc.) (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 30 – Held a public hearing on Ordinance No. 06-O-66AA, introduced on November 8, 2006 (On November 7, 2006, the Planning Commission voted 6-0 to recommend adoption of this ordinance.);

Voted 5-0 to adopt Ordinance No. 06-O-66AA, amending the Tallahassee Land Development Code to remove the minimum lot size and setback requirements from the Capitol Center Planning District (CCPD), and removing the minimum side and rear setbacks from Block 16, Block 28 and Block 29 in the CCPD District, thereby facilitating development and redevelopment in the downtown area (initiated by the Planning Commission), based on the findings of the Planning Commission and Planning Department (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 31 – Held the second of two public hearings on Ordinance No. 06-O-68AA, introduced on October 11, 2006, and continued from the first public hearing held October 25, 2006 (On October 3, 2006, the Planning Commission voted 5-0 to recommend approval of this ordinance as amended to make the maximum noise level applicable 24 hours per day.);

Voted 5-0 to adopt Ordinance No. 06-O-68AA, amending the Tallahassee Land Development Code to add Pet Day Care Centers as an allowable use in the M-1

Light Industrial Zoning District and established restrictions on their operation (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 32 – Held a public hearing on South Gadsden Street Abandonment Ordinance No. 06-O-69, introduced on November 8, 2006 (On November 7, 2006, the Planning Committee voted 4-0 to recommend approval of this abandonment request.);

Voted 5-0 to adopt Ordinance No. 06-O-69, abandoning Gadsden Street between Bloxham Street and the CSX Railroad Crossing, allowing Gadsden Street to remain closed after the completion of the environmental remediation project located at Cascades Park (applicant: Blueprint 2000) (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 33 – Held a public hearing on Roger Crawford & Melinda Griffith-Hines Rezoning Ordinance No. 06-Z-73, introduced on November 8, 2006 (On November 7, 2006, the Planning Commission voted 6-0 to recommend adoption of this ordinance.)

Voted 5-0 to adopt Ordinance No. 06-Z-73, rezoning approximately 0.83 acres located on the west side of South Monroe Street with Perkins Street as the north boundary and Kestner Street as the south boundary from CU (Central Urban) to CU-45 (Central Urban 45) zoning district (PRZ #06020), based upon the findings of fact and conclusions of law made by the Planning Commission (agent: Roger Crawford) (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 34 – Held a public hearing on Ordinance No. 06-O-76, introduced on November 8, 2006

Voted 5-0 to adopt Ordinance No. 06-O-76, amending the City Code regarding the Audit Committee to provide for reporting information on committee membership vacancies to the Treasurer-Clerk's Office instead of to the "community relations officer" and eliminating the sunset provision (Option 1 as recommended by the City Auditor and the City Attorney)

There were no speakers on this item.

Item 35 – Held the second and final public hearing on the Third Amendment to Governor's Park Corners Chapter 163 Development Agreement with The Smith Interests General Partnership, extending the expiration date to August 21, 2012, and incorporating changes to revised and restated Exhibit C, i.e., related to buffers near wetlands, providing for a bank with drive-thru windows on Parcel G1, clarifying that service stations may have convenience stores, adding hotels and motels as approved uses (The first public hearing was held on October 25, 2006.)

Voted 4-0 (Commissioner Katz abstained) to approve the Third Amendment to the Governor's Park Corners Chapter 163 Development Agreement (Option 1 as recommended by the City Attorney)

There were no speakers on this item.

Ms. Silvia Alderman, of Akerman Senterfitt, 106 E. College #12, representing Konover South, indicated her availability to answer questions relative to this item.

Item 36 - Held the second and final public hearing on the Florida A & M University (FAMU) Campus Development Agreement with the City of Tallahassee, as presented (The first public hearing was held on October 25, 2006.)

Voted 5-0 to authorize the Mayor to sign the FAMU Campus Development Agreement (Option 1 as recommended by Planning), noting that the execution of an agreement with StarMetro for the City's provision of "fare-free" public transit facilities and services to the FAMU Campus was provided for under number 9.6 of this Agreement

Also, directed the City Manager to bring the "fare-free" agreement issue to the Commission with a recommendation moving in the direction that bus fares would be imposed on the FAMU ridership unless the StarMetro contract with FAMU was executed within the next week, as that contract had been sent to FAMU for execution six months earlier while service had continued under the rates of the expired contract

- Mr. Sam Houston, Director of Facility Planning, FAMU, appeared before the Commission in support of this item.

Item 37 – Held the first of two public hearings on the Evening Rose Chapter 163 Development Agreement between the City of Tallahassee and K2 Urbancorp, which would provide additional incentives to K2 Urbancorp to develop Phase 2 of this mixed use community with additional inclusionary housing -- with Phase 2 being proposed to include at least 21 dwelling units and up to 70,000 square feet of retail and office space, with a minimum of 10 inclusionary housing units, and that up to 80% of the residential portion could be affordable, inclusionary, and/or workforce housing based on the award of a grant from the Florida Housing Corporation Community Workforce Housing Innovation Program to K2 Urbancorp

Announced the second public hearing on the Evening Rose Chapter 163 Development Agreement was scheduled for December 13, 2006 (Option 1 as recommended by the City Attorney)

Also, clarified that expedited permitting was applicable to both phases of the Evening Rose project for both the market rate and the inclusionary housing units, and the appropriate language could be brought back to the Commission by December 13, 2006

The following persons appeared before the Commission relative to this item:

- Mr. Darrin Taylor, 215 S. Monroe Street, representing K2 Urbancorp (proponent)
- Mr. Dave Wamsley, 909 Circle Drive, representing K2 Urbancorp (proponent)
- Ms. Nancy Linnan, 215 S. Monroe Street, Suite 500, representing K2 Urbancorp, indicated her availability to answer questions.

Item 38 – Held the first of two public hearings on the First Amendment to the Tallahassee Memorial Hospital New Facility Chapter 163 Development Agreement between Tallahassee Memorial Healthcare, Inc. (TMH), and Southeast Community Health Services, Inc., and the City of Tallahassee, related to the development of 81.453 acres located adjacent to the property

owned by the City and TMH on which the hospital is located, and changes in the development of the hospital complex

Announced the second public hearing scheduled for December 13, 2006 (Option 1 as recommended by the City Attorney)

Ms. Nancy Linnan, 215 S. Monroe Street, representing Southeast Healthcare and TMH, appeared before the Commission in support of this item.

Mr. Keith Burnsed, 805 N. Gadsden, representing Moore Bass Consulting, and Mr. Henry Hanson, 1412 Denholm Drive, representing TMH, indicated their availability to answer questions in support of this item.

Item 39 – Held a public hearing on Windsor Trace Planned Unit Development (PUD) Rezoning Ordinance No. 06-Z-49, introduced on November 8, 2006, rezoning 3.31 acres of property located on the west side of Thomasville Road, approximately 180 feet north of Sandhurst Drive, from RP-1 (Residential Preservation 1) to PUD zoning district (PRZ #06003) (applicant: AHBP, LLC) (On November 7, 2006, the Planning Commission voted 6-0 to recommend approval, subject to the conditions recommended by the DRC and with one additional condition as presented.) The staff's recommendation was to adopt the ordinance subject to the Planning Commission's conditions as amended (brought forward by Planning).

By consensus, continued the public hearing on Ordinance No. 06-Z-49 to December 13, 2006, allowing staff an opportunity to resolve the stormwater treatment issue

The following persons appeared before the Commission relative to this item:

- Mr. Darrin Taylor, 215 S. Monroe Street, representing AHBP (proponent)
- Ms. Carolyn Bibler, 1913 Sherwood Drive, representing AHBP (proponent)
- Ms. Judy Taps, President of the Waverly Hills Neighborhood Association and member of the Council of Neighborhood Associations (CONA) Board (opponent)
- Mr. Darwin Gamble, 1248 Halifax Court, President of the Greater Brandt Hills Neighborhood Association and member of the CONA Board (opponent)
- Ms. Deborah Burr, 1217 Leewood Hollow (proponent)
- Ms. Tracy Freiwald, 1321 Leewood Drive (proponent)
- Mr. Dwayne Maddron, 1204 Sandhurst Drive, representing Piedmont Park (proponent)
- Ms. Meg Bates, 721 Kenilworth Road (opponent)
- Rev. Brant Copeland, 1110 Sandhurst Drive (proponent)
- Ms. Kim Shafer, 1312 Leewood Drive, on behalf of Ms. Meg Walker, President of the Leewood Neighborhood Association (opponent)
- Ms. Tracy Sumner, 3124 Adwood Road (opponent)
- Ms. Nancy Linnan, 215 S. Monroe Street, representing AHBP (proponent)
- Mr. Mike Hemmen, ALCP, 1315 E. Lafayette Street, representing HNTB Corp – Traffic Consultant for the Applicant, AHBP, LLC, indicated his availability to respond to traffic questions.

Item 40 – Held a public hearing on the Floridan Downtown Tallahassee U-PUD Rezoning Ordinance No. 06-Z-64, introduced on November 8, 2006 (On November 7, 2006, the Planning Commission voted 5-1 to recommend approval with the conditions set forth.)

Voted 5-0 to adopt Ordinance No. 06-Z-64, with the conditions set forth by the Planning Commission, rezoning a 2.43 acre parcel located between Tennessee,

Monroe, Call and Adams Streets from RO (Targeted Retail/Office Growth Area) to UPUD (Urban Planned Unit Development) zoning district, based on the findings and conditions of the Urban Design Commission (UDC), the DRC, and the Planning Commission, on their review of the proposed Urban PUD Concept and Final Site Plan with building elevations (PRZ #06014) (applicant: McKibbon Hotel Group, Inc.; agent: Moore Bass Consulting, Inc.) (Option 1 as recommended by Planning)

Clarified with staff that the issue of parking on Call Street was not related to this issue

Also, ascertained from staff that StarMetro was proposing to use the federal funding previously targeted for a multimodal facility to the new transit plan to purchase satellite transit stations with that federal funding

Mr. Robert (Bob) Frye, 1112 Sandhurst Drive, appeared before the Commission in opposition to this item.

Item 41 – Held the second and final public hearing on Transportation Proportionate Share Ordinance No. 06-O-75, introduced on October 11, 2006, and continued from the first public hearing held October 25, 2006, which would adopt the requirements of the State Statutes and provide the City with a methodology to accept "fair share" contributions from developments that impact roadways that are over capacity, as required by Senate Bill 360

By consensus, closed the public hearing and continued action on Ordinance No. 06-O-75 to December 13, 2006 (Option 1 as recommended by Growth Management)

There were no speakers on this item.

Item 42 - Held a public hearing on Post Disaster Temporary Accommodations Ordinance No. 06-O-65, introduced on October 11, 2006, and continued from October 25, 2006, which would provide for emergency provisions for rehabilitation of housing and businesses damaged by a significant disaster (sponsored by Mayor John Marks)

By consensus, continued the public hearing on Ordinance No. 06-O-65 to December 13, 2006 (allowing the Planning Commission to make a recommendation on the ordinance) (Option 1 as recommended by Growth Management)

There were no speakers on this item.

City Commission Information/Sharing of Ideas:

Commissioner Mustian reported that the Downtown Review Commission had worked well.

Commissioner Gillum requested that a lead staff person be appointed to work through Welaunee development issues.

Commissioner Mustian requested that consideration be given to 1) land planning and engaging some national level consultant for inclusionary housing, and 2) get the development at the I-10 intersection into a work plan to be brought to the Commission at some point with frequent updates.

Commissioner Katz requested that the staff provide him with a report on two incidents at the Airport, including 1) what had happened to create a problem for one of the commercial airlines, and 2) why Capital Avionics was leaving.

Mayor Marks announced that he was running for 2nd Vice President of the FLC and requested the Commission's support in his endeavor, noting that he planned to run for President of the FLC in the future.

Commissioner Lightsey discussed some of the FLC legislative priorities, such as property tax reform, uncapping the use of affordable housing funds held by the State, and property insurance.

Unagendaed Business/Speaker:

Reverend Brant Copeland, Pastor of First Presbyterian Church, appeared before the Commission and expressed concern with 53 parking spaces on Call Street being eliminated, according to a newspaper article.

The Commission indicated its desire to preserve on-street parking until justification was provided to the Commission for any elimination of on-street parking spaces, and briefly discussed the desire to provide designated bike lanes. The City Manager reported that an item would be brought to the Commission in December with more information in this regard.

CTC:RM:ecg:11-22-06;rev.01-11-07(Items 20, 25, 28, 29, 39)

Summary of Commission Meeting - November 30, 2006

The City Commission met in special workshop session and took action to adopt tentative positions on the proposed Cycle 2007-1 Comprehensive Plan Amendments, as follows (with Commissioner Katz absent):

PROPOSED CYCLE 2007-1 AMENDMENTS TO THE COMPREHENSIVE PLAN			
Item #	Amendment To:	Nature of Proposed Amendment	Tentative Position
2007-1-M-001	FUTURE LAND USE MAP(SE corner of Monroe & Tharpe Streets)	From: Central UrbanTo: Activity Center0.788 acres	Voted 4-0 to Approve
2007-1-M-002	FUTURE LAND USE MAP	Withdrawn	
2007-1-M-003	FUTURE LAND USE MAP	Withdrawn	
2007-1-M-004	FUTURE LAND USE MAP	Withdrawn	
2007-1-M-005	FUTURE LAND USE MAP	Withdrawn	
2007-1-M-006	FUTURE LAND USE MAP(NE corner of Buck Lake Rd. & Hill N Dale Dr.)	From: Urban Fringe Outside the USATo: Urban Fringe & bring inside the USA115 acres	Voted 4-0 to Deny

2007-1-M-007	FUTURE LAND USE MAP(South side of Old St. Augustine Rd.)	From: Urban FringeTo: Urban Fringe & Suburban & bring inside the USA233 acres	Voted 4-0 to Deny
2006-2-M-008	FUTURE LAND USE MAP(Apalachee Parkway E. of Chaires Cross Road)	From: RuralTo: Suburban2.23 acres	Voted 4-0 to Deny
2007-1-M-009	FUTURE LAND USE MAP(Capital Circle SW near Crawfordville Rd.)	From: Residential PreservationTo: Suburban2 acres	Voted 4-0 to Approve
2007-1-M-010	FUTURE LAND USE MAP(Thomasville Rd. south of Kimmer Rowe)	From: Residential PreservationTo: Bradfordville Mixed Use10.3 acres	Voted 4-0 to Deny
2007-1-M-011	FUTURE LAND USE MAP(Rankin Ave. south of Roswell Dr.)	From: Residential PreservationTo: Urban Residential4.7 acres	Deferred pending additional information
2007-1-M-012	FUTURE LAND USE MAP(Deer Lake East in Killlearn Lakes)	From: Rural outside the USATo: Suburban inside the USA1 acre	Deferred pending additional information
2007-1-M-013	FUTURE LAND USE MAP	Withdrawn	
2007-1-M-014	FUTURE LAND USE MAP(SE corner of Thomasville Rd. & Ninth Ave.)	From: Residential PreservationTo: Suburban0.21 acres	Deferred pending additional information
2007-1-T-015	TEXT AMENDMENT	Conservation Element policies 2.2.12, 2.3 & policy 2.1.10 Land Use Element, which clarify Special Development Zones applied to closed basins	Deferred pending review by Water Resources Committee
2007-1-T-016	TEXT AMENDMENT	Conservation Element policy 2.2.12 applicable to Lake Protection future land use category development in Zone A	Deferred pending review by Water Resources Committee
2007-1-T-017	TEXT AMENDMENT	Transportation ElementUpdate the Long Range Transportation Plan project listings & maps	Voted 4-0 to Approve
2007-1-T-018	TEXT AMENDMENT	Withdrawn	
2007-1-T-019	TEXT AMENDMENT	Conservation Element policy 1.3.2 pertaining to altered wetlands	Deferred pending additional information
2007-1-T-020	TEXT AMENDMENT	Capital Improvements Element schedules updates	Voted 4-0 to Approve
2007-1-T-021	TEXT AMENDMENT	Land Use ElementObjective 2.2; Policies 2.5.3, 5.1.1, & 6.2.5Clean-up items	Voted 4-0 to Approve
2007-1-T-	TEXT AMENDMENT	Conservation Element policies to allow Conservation Subdivisions in	Voted 4-0 to Deny

022		Rural future land use category	
2007-1-M-023	FUTURE LAND USE MAP(Capital Circle South between Crawfordville & Woodville Highways)	From: Recreation/Open Space To: Government Operational	Deferred 121 acres

The Commission concurred to accept brief public comments on the proposed amendments, and the following persons appeared before the Commission relative to the noted amendments:

Amendment 2007-1-M-001

- Mr. Roger S. Crawford, P. O. Box 13573 (32301), on behalf of himself and Ms. Nancy Perkins, the applicant/owners of the three parcels comprising the site for this amendment (proponent)

Amendment 2007-1-M-011

- Ms. Anne Marsh, 173 Oakwood Trail, the applicant (proponent)
- Mr. Rob Rinehart, 3809 Roswell Drive, President of the Seminole Manor Neighborhood Association (opponent)
- Mr. George W. Simmons, 2701 N. Monroe Street, representing Allied Veterinary Emergency Hospital (proponent)

Amendment 2007-1-M-012

- Ms. Heather Houston-Meeks, of PDF&J, on behalf of the applicant, Twin Action Properties Inc. (proponent)
- Mr. Washington Sanchez, 2229 Gates Drive, representing the Golden Eagle Board of Directors (opponent)

Amendment 2007-1-M-014

- Mr. Greg Burke, 402 E. Ninth Avenue, representing the Midtown Neighborhood Association (opponent)
- Ms. Regan Jager, 1460 Grape Street (opponent)
- Ms. Ruth Feiock, 418 E. Ninth Avenue, Vice President of the Midtown Neighborhood Association (opponent)
- Mr. Richard Feiock, 418 E. Ninth Avenue (opponent)
- Mr. Malcolm Craig, 1410 Grape Street (opponent) (declined to appear)
- Mr. Dylan Sumner, 1460 Grape Street (opponent) (declined to appear)
- Mr. Darwin Gamble, 1248 Halifax Court, President of the Greater Brandt Hills Neighborhood Association and Board Member of the Council of Neighborhood Associations (CONA) (opponent)
- Mr. Raoul Lavin, 402 E. Ninth Avenue, representing the Midtown Neighborhood (opponent)
- Mr. Jason Flum, 1510 Colonial Drive, representing the Midtown Neighborhood Association (opponent)
- Dr. George W. Simmons, 2701 N. Monroe Street, representing the 14 owners and operators of the Allied Veterinary Emergency Hospital, the applicants (proponent)
- Dr. Melanie Donofro, 1724 Golf Terrace Drive, representing Allied Veterinary Emergency Hospital (proponent)

- Mr. Marshall Cassedy, Jr., 1800 Chimney Swift Hollow, representing Haute Headz, at 1447 Thomasville Road (proponent)
- Mr. Gordon Halleck, 1455 Grape Street (opponent)

Amendment 2007-1-T-015

- Ms. Becky Subrahmanyam, 1257 Cornerstone Lane (opponent)
- Mr. George E. Lewis, II, 203 N. Gadsden Street #6, representing Friends of Lake Jackson (opponent)

Amendment 2007-1-T-019

- Ms. Becky Subrahmanyam, 1257 Cornerstone Lane (opponent)

CTC:RM:ecg:01-18-06

Summary of Commission Meeting - December 6, 2006

The City Commission met in regular session and took the following action:

Item 1 – The Tallahassee Sports Council presented the "James Farrell American Softball Association (ASA) Award of Excellence" to Mr. David Chapman, on behalf of the Tallahassee Parks and Recreation Department staff for their hard work in hosting the "2006 ASA Girls 18 and Under Fast Pitch Southern National Championship".

The Commission recognized the Park Division staff and umpires with a standing ovation.

Item 2 – Accepted a presentation of CDs, commemorating the history of Tallahassee with a music collection, from Mr. Del Suggs to the Mayor and City Commissioners

Mayor Marks presented a token of appreciation to Mr. Suggs' recognizing his continued support of the Winter Festival in 2006.

Former City Commissioner/Mayor Steve Meisburg appeared before the Commission relative to this item.

Items 3-13 and 15-19 – Voted 5-0 to approve the staff's recommendations presented in Consent Agenda Items 3-13 and 15-19, taking the following action:

Item 3 – Appointed Eileen Geoghegan to the Construction Industry Review Committee, replacing Irvine Leonard, to a term expiring September 2009 (as recommended by the Mayor)

Item 4 – Approved the selection committee ranking and the award of purchase of steam conditioning valves for the Hopkins Unit 2 (HP2) Repowering Project (RFP #0008-07-RM-RC) to CCI-Masoneillon/Dresser, the top-ranked vendor, in an amount not to exceed \$375,000 (Option 1 as recommended by Electric Utility)

Item 5 – Approved the HP2 Repowering Project Phase 3 construction, commissioning, and start-up support engineering task order with Sargent &

Lundy (S&L), the City's design engineer for the project, in an amount not to exceed \$3,050,000 (Option 1 as recommended by Electric Utility)

Item 6 – Approved the selection committee ranking and the award of purchase of critical valves for the HP2 Repowering Project to Weir Valves and Controls, the top-ranked vendor, in an amount not to exceed \$375,000 (Option 1 as recommended by Electric Utility)

Item 7 – Approved the single-source purchase of five new 230 kV circuit breakers, three (3) for the HP2 Repowering Project and two (2) for Substation BP-7, from Areva T&D Inc., at a cost of \$443,250 (Option 1 as recommended by Electric Utility)

Item 8 – Approved the selection committee's ranking and the award of the Corn Hydroelectric Facility's turbine generator overhaul work to Tampa Armature Works, vendor with the top-ranked proposal, in an amount not to exceed \$570,656; and authorized the City Manager to approve additional work, if needed, up to an amount not to exceed \$100,000 (Option 1 as recommended by Electric Utility)

Item 9 – Approved the award of Bid #0047-07-RM-QP for the purchase of materials to the following four bidders, and Bid #0050-07-RM-BC for the purchase of transmission poles from Hughes Supply Inc., at a cost of \$382,071; and a supplemental appropriation, in the amount of \$1,300,000, from a new appropriation from future bonds -- for the relocation of electric transmission lines associated with the reconstruction of Electric Substation BP-3, and the reconductoring of Line 3C, with the work being performed by City crews (Option 1 as recommended by Electric Utility):

- Stuart Irby Co. (Items 1, 2, 3, 7, 13 and 14) \$ 7,920.50
- Tri-State Utility Supply (Items 4 and 12) \$ 2,984.20
- Graybar Electric (Item 5) \$11,541.15
- Hughes Supply (Items 6, 8, 9, 10, 11, 15 and 17) \$40,081.55

Item 10 – Authorized the City Manager or her designee to sign the Memorandum of Understanding by and between the Leon County Sheriff's Office and the City of Tallahassee to receive hazardous materials and weapons of mass destruction equipment, for a total value of \$32,830.24, which will be utilized and maintained by the Tallahassee Fire Department's Hazardous Materials Response Team (as recommended by the Tallahassee Fire Department)

Item 11 – Authorized the City Manager to sign the Contractual Agreement by and between the State of Florida Department of Financial Services Division of State Fire Marshall and the City of Tallahassee for the reimbursement of up to \$83,614 to the City of Tallahassee from the 2006-2007 State Homeland Security Grant Program for Type II hazardous materials equipment and training (as recommended by the Tallahassee Fire Department)

Item 12 – Authorized the City Manager to sign the Contractual Agreement by and between the State of Florida Department of Financial Services Division of State Fire Marshal and the City of Tallahassee for 2006-2007 State Homeland Security Grant Program funding for Florida Urban Search and Rescue Task Force 7 equipment and training, totaling \$256,832.07 (as recommended by the Tallahassee Fire Department)

Item 13 – Approved the purchase of nine (9) replacement motorcycles for the Tallahassee Police Department (TPD) from Miller BMW Motorcycles, of Tallahassee, Florida, pursuant to term contract #C061314, in the amount of \$172,846.89; and the purchase of two (2) replacement compact trucks, pursuant to the Florida Sheriffs Association contract #06-14-0821, in the amount of \$37,888 (Option 1 as recommended by Fleet Management)

Item 14 – DELETED FROM THE AGENDA a request for approval of the ranking of vendors bidding for the purchase and installation of accessories for City vehicles, Installation Contract RFP #0233-06-BM-TC – RE-SCHEDULED FOR DECEMBER 13, 2006

Item 15 – Approved the award of a three-year contract for the purchase of sand, clay and gravel from Roberts Sand Company, Inc., sole bidder meeting specifications of IFB #0278-06-SB-TC, at an estimated cost of approximately \$100,000 for the three-year period; and authorized staff to purchase these items on an as needed basis pursuant to the contract (Option 1 as recommended by Procurement Services)

Item 16 – Approved the award of a three-year contract for fire extinguisher and fire suppression systems inspection and maintenance to the following bidders meeting specifications of IFB #0234-06-JAG-TC, at an estimated cost of approximately \$164,000 for the three-year period (Option 1 as recommended by Procurement):

- SimplexGrinnel, LP
- Bruce Fire and Safety Equipment Company
- Interstate Fire Systems, Inc.

Item 17 – Approved the award of contract for lawn mowing services for City-owned vacant lots and stormwater holding ponds to the following firms, low bidders meeting specifications; and authorized staff to extend the contracts for an additional two years provided funding is available and suitable performance was provided by the contractors during the initial year (Option 1 as recommended by Public Works/Streets & Drainage):

- Emerald Coast Services
in an amount not to exceed \$38,333 in FY 2007 for mowing City-owned vacant lots
- Mark's Lawn Maintenance
in an amount not to exceed \$84,800 in FY 2007 for mowing stormwater ponds

Item 18 – Approved the Summer Lake Phase 1, Unit 1 subdivision plat, containing 0.36 acres as one (1) lot, bounded on the north and west by Hickory Tree Lane, on the south by Summer Lake Phase 1, and on the east by Hartsfield Plantation Unit II, planned for development as a single-family residential by Mehran Ghazvini (as recommended by Public Works/Engineering)

Item 19 – Approved the minutes of the October 18, 2006 Regular Target Issues Workshop City Commission Meeting as distributed (as recommended by the City Treasurer-Clerk/Records Management)

Item 20 – By consensus, introduced Pension Ordinance No. 06-O-77, which would amend the City Code to clarify the definition of "base salary" to include benefit allowances for appointed officials, elected officials and senior managers, and set the ordinance for public hearing on

December 13, 2006 (Option 1 as recommended by the City Treasurer-Clerk/Retirement Administration)

Item 21 – By consensus, introduced Ordinance No. 06-O-78, which would limit re-subdivisions so that new lots may be no more than 10% smaller than the average size of existing lots in established single-family residential neighborhoods, and set the ordinance for public hearing on January 24, 2007 (Option 1 as recommended by the City Attorney)

The Commission concurred that the ordinance might need to be amended occasionally with some relief mechanisms addressing unintended consequences.

Item 22 – Voted 5-0 to adopt the City of Tallahassee Incident Management Plan, requiring the plan to be reviewed and/or updated annually, and hence forward, providing the City Manager the authority to approve the plan on behalf of the Commission in subsequent years (Option 1 as recommended by the Tallahassee Fire Department and the Tallahassee Police Department)

Item 23 – DELETED FROM THE AGENDA a discussion of Frenchtown Watershed Stormwater Master Plan and Rollins Area Property Acquisition Investigation – RE-SCHEDULED FOR DECEMBER 13, 2006

Item 24 – Voted 4-0 (Commissioner Katz absent) to adopt the recommended priority list of appropriations requests and policy issues for the 2007 Legislative Session, including the following (Option 1 as recommended by the Mayor's Office/Intergovernmental Relations):

CITY OF TALLAHASSEE PRIORITIES:

- Advanced Water Treatment for Wakulla Springs Watershed and related programs (requesting \$5 million)
- Homeless Program (requesting \$350,000)
- Performing Arts Center (requesting \$5 million)

CITY OF TALLAHASSEE AND LEON COUNTY JOINT LEGISLATIVE PRIORITY ISSUES:

- Wakulla Springs Aquifer Protection
- Emergency Communications Center
- Mahan Drive
- Trauma Center

OTHER CITY OF TALLAHASSEE LEGISLATIVE PRIORITY ISSUES:

- Gift Ban Law
- Primary Seat Belt Law
- Senate Bill 360 Growth Management

JOINT POLICY ISSUES SUPPORTED BY THE FLORIDA LEAGUE OF CITIES, FLORIDA MUNICIPAL ELECTRIC ASSOCIATION AND THE CITY OF TALLAHASSEE:

Urban Planning:

- Charter County Relations
- Growth Management (Senate Bill 360)
- Water and Sewer

Fiscal Stewardship:

- Property Tax Reform
- Municipal Benefits and Retirement
- Personnel
- Worker's Compensation
- Public Safety
- Chapter 175 related to firefighter benefits

Home Rule Administration:

- Transportation
- Strategic Intermodal Systems (SIS)
- Building Codes
- Economic Development
- Community Redevelopment Agencies
- Utility and Communications Services
 - Cable franchise negotiations
 - Other related cable/electric issues:
 - Regulations of pole attachment rates
 - Service area franchising
 - Electric undergrounding
 - Streamlining the power plant siting process for clean coal power plants
 - Open-government board meetings
 - Climate change discussions
 - Zoning and Land Use
 - Parks and Recreation

MUNICIPAL SERVICE DELIVERY:

- Affordable Housing
- Emergency Management
- Medicaid Report

MISCELLANEOUS ISSUES:

- Unfunded Mandates
- State Workspace Management Initiative
- Bills filed

Directed staff to investigate the possibility of including a request for the homeless jointly with Leon County and surrounding counties

Directed staff to work with City lobbyists, the Florida League of Cities, and the Florida Association of Counties to investigate the filing of a bill that would require all bills affecting local government to have a comprehensive analysis of the fiscal impact on local government, acknowledging that the Unfunded Mandates bill passed several years ago was often being ignored.

Item 25 - Received a staff presentation on the Integrated Resources Plan (IRP) Study Follow-Up on IGCC Technology, Comparative Projected Rate Revenue Requirements, Issue Update and Options to Concluding the Study

Voted 3-2 (Commissioner Katz and Gillum opposed) to approve the staff's recommendation that the Commission conclude the 2004 IRP Study by adopting a five-year preferred resource plan covering the period 2007-2012 (Plan B), which includes repowering Hopkins Unit 2, continued participation in the Taylor Energy Center (TEC) permitting process, an aggressive Demand Side Management (DSM) plan that targets 59 MW of demand saving by 2012 renewable energy purchase from the BG&E biomass plant, and continued monitoring and evaluation of resource alternatives and regulatory trends; and to push our partners in the TEC to use the best available control technology that would result in the cleanest possible outcome in terms of emissions controls and environmental factors (Option 2 as recommended by Electric Utility as amended)

Unagendaed Speakers:

- Mr. Kim Williams, 917 Summerbrooke Drive (proponent of TEC, Item 25)
- Mr. Jim Walker, 6600 War Admiral Trail (opponent of TEC, Item 25)
- Ms. Sue Dick, President of the Tallahassee Chamber of Commerce (proponent of TEC, Item 25)
- Mr. Larry Hendricks, 406 Alpha Avenue (opponent of TEC, Item 25)
- Dr. Kim O'Conner, 406 Essex Drive (proponent of funding for The Shelter/the homeless shelter)

CTC:RM:ecg:12-07-06

Summary of Commission Meeting - December 13, 2006

The City Commission met in regular session and took the following action (with Commissioner Katz participating by telephone):

Item 1 – Accepted the presentation of an award of \$5,000, to be used for future community recycling programs, from the U.S. Conference of Mayors for the City of Tallahassee's "CANpaign 2006", which placed first among cities of similar size in the Most Innovative Program category of the U.S. Conference of Mayors Cans for Cash Challenge; and recognized individuals who had helped with this campaign (brought forward by Communications)

The following persons appeared before the Commission relative to this item:

- Ms. Susan Jarvis, Program Director, U.S. Conference of Mayors
- Mr. Lee Stillwell, Utility Business and Customer Services, City of Tallahassee
- Ms. Anja DeLoach, Solid Waste Services, City of Tallahassee
- Ms. Stefanie Long, Department of Communications, City of Tallahassee
- Mr. Alan Williams, Office of the Mayor, City of Tallahassee
- Ms. Diana Hanson, representing Keep Tallahassee/Leon County Beautiful
- Leon County Recycling Coordinator Adam Schlachter
- County Commissioner Brian Desloge, Leon County
- County Commission Chairman Ed DePuy, Leon County

Item 1.1 – Presented a proclamation recognizing the following players on the 2006 Florida A & M University (FAMU) Developmental Research School (DRS) Football Team for winning the Class 1B District 2, the Class 1B Region I, and the Florida High School 1B State Championships:

Logan McNear, Kenneth Bryant, Breon Parker, Troy Curry, Arsenio Williams, Stephon Parker, Delmus Harrison, Michael Ellis, Mychael Bradham, Quenton

Williams, Jamorris Stephens, Tony Doss, Desmond Jones, Dario Harris, Rayvon Johnson, Leonard Barrington, Walter Camps, Jonathon Ferrell, Richard Watson, Darrius Stanley, Brandon Watson, Willie Ferrell, Isaac Manning, Jeremy Thompson Alexander Watson, Thomas Foushee, Terrance Williams, Jamaal Ranolph, Kenerick urant, A. Phillip Kinnon, and Ralph Monroe

Also appearing before the Commission relative to this item were:

- Dr. Cheryl Jennings, Superintendent of the FAMU DRS,
- Mr. Richard Richardson, Principal of the FAMU DRS High School, and
- Mr. Ira Reynolds, FAMU DRS Athletic Director and Head Football Coach

Items 2 and 4-15 – Voted 5-0 (Commissioner Katz voted by telephone) to approve the staff's recommendations presented in Consent Agenda Items 2 and 4-15, taking the following action:

Item 2 – Approved the award of a construction contract for the Capital Circle Southwest/Airport Cargo Access Road Intersection Improvements Project (Bid #0216-06-KR-BC) to Allen's Excavation, Inc., of Tallahassee, FL, low bidder meeting specifications, in the amount of \$525,674.40; and the establishment of a project contingency in the amount of \$125,000 (Option 1 as recommended by Aviation)

Item 3 – PULLED FOR DISCUSSION AND A SEPARATE VOTE an item related to the Compass Pointe Lease Amendment for space at the Old Terminal Complex at the Tallahassee Regional Airport (brought forward by Aviation)

Item 4 – Approved the selection committee ranking and the award of the Hopkins Unit 2 Repowering Project's Power Distribution Building (RFP #0022-07-RM-RC) to Powell Electrical Systems, Inc., the top-ranked vendor, in an amount not to exceed \$3.4 million, and negotiate with Powell on the final scope of supply for replacement switchgear and other project scope changes (Option 1 as recommended by Electric Utility)

Item 5 – Approved the award of bid for the Hopkins Unit 2 Repowering Project construction trailer rental to William Scotsman, Inc., low bidder meeting specifications, in an amount not to exceed \$60,000 (Option 1 as recommended by Electric Utility)

Item 6 – Approved an agreement for the on-site rail spur refurbishment with Walden's Railroad Repair, single source provider, in an amount not to exceed \$137,000; and a reimbursement agreement for off-site mainline modifications with CSX, in an amount not to exceed \$250,000 -- needed for the delivery of equipment for the Hopkins Unit 2 Repowering Project (Option 1 as recommended by Electric Utility)

Item 7 – Approved the selection committee's ranking and the award chemical cleaning work for the Purdom Unit 8 Heat Recovery Steam Generator (HRSG) to Veolia Environmental Services, the top-ranked vendor, in an amount not to exceed \$118,615; and authorized the City Manager to approve an additional \$50,000 for disposal of waste and contingencies (Option 1 as recommended by Electric Utility)

Item 8 – Approved the selection committee's ranking of firms responding to RFP #023-06-BM-TC, for the purchase and installation of accessories for City

vehicles; authorized the committee to negotiate with Dana Safety Supply, the number one ranked firm, and if negotiations are unsuccessful, to negotiate with the next organization according to the ranking (Option 1 as recommended by Fleet Management)

Item 9 – Approved the continuing utilization of the Florida Department of Transportation (FDOT) consortium contract for alcohol/drug testing services, for an estimated expenditure of \$90,191 per year (Option 1 as recommended by Human Resources)

Item 10 – Approved the purchase of 17 dugout and bleacher shade systems for Meridian Park and the Skate Park from Shade Systems Inc., sole provider of the CoolNet system, in the amount of \$79,383.24, utilizing the City of Jacksonville Price Agreement #SC-0511-06 (Option 1 as recommended by Parks and Recreation)

Item 11 – Approved negotiated agreements with Florida State University (FSU) and authorized the City Manager to execute the FSU "Seminole Express" five-year term agreement, including the U-Pass program, and the FSU "Night Nole" one-year term agreement, for the City's provision of transit services, providing projected revenues of \$1,528,033 to the City for the period July 1, 2006 through June 30, 2007 (Option 1 as recommended by StarMetro)

Item 12 – Approved a Joint Project Agreement (JPA) with FDOT for the City to design, construct, operate and maintain closed circuit televisions (CCTVs) to monitor the widening road construction on Interstate 10 and the impact of that project on traffic flow in the City, at an estimated cost of \$150,000, to be reimbursed by FDOT to the City, and authorized the Mayor to execute the agreement with FDOT on behalf of the City (Option 1 as recommended by Public Works/Traffic Engineering)

Item 13 – Approved the execution of a negotiated JPA with the Leon County School Board (LCSB) providing for construction of the Trojan Trail realignment and a shared stormwater facility, with the City's cost estimated at approximately \$2,950,000 (Option 1 as recommended by Public Works/Engineering)

Item 14 – Approved the Southwood Unit 21 subdivision plat, consisting of 40.701 acres subdivided into 49 lots, bounded on the north, south, east and west by Southwood Golf Course, planned as single-family residential by St. Joe Company, with Pat Groeniger as vice president (as recommended by Public Works/Engineering)

Item 15 – Approved the ranking of the selection committee of firms responding to RFP #0212-06-KR-RC, soliciting environmental consultants to assist with compliance and permitting issues, and authorized staff to negotiate and execute contracts with the top four ranked firms, including Environmental Consulting & Technology, Inc.; LFR, Inc.; Ecology & Environment, Inc.; and URS Corporation (Option 1 as recommended by Utility Business & Customer Services)

Item 3 (pulled from Consent) – Voted 5-0 (Commissioner Katz voted by telephone) to authorize staff to execute a lease amendment incorporating the negotiated terms and conditions for the Flightline Development Corporation's Compass Pointe Development Plan, which would provide approximately \$14 million in improvements to the Old Terminal Complex at the Tallahassee Regional Airport, and was themed around a campus consisting of the VLJ Center of Excellence,

an Aircraft Sales/Maintenance Facility, a Hotel Complex and a Corporate Condo/Specialized Aviation Service Facility -- requiring additional acreage, a 50-year term for the hotel component, and including the FedEx Building (Option 1 as recommended by Aviation)

Ascertained that a conflict had been resolved relative to a request by Eagle Aircraft Group LLC for use of the FedEx Building for another fixed base operation (FBO)

Items 16-20 – Sitting as the Tallahassee Community Redevelopment Agency (CRA), with non-voting Ex Officio Member Kim Williams joining the Commissioners at the dais, took action as shown:

Item 16 – Voted 5-0 (Commissioner Katz voted by telephone) to approve the Innovation Realty application for commercial façade grant funds of \$45,473 for the completion of façade improvements begun by Betsey and Sylvester Henderson, the owners of Innovation Realty, on their building at 1617 South Adams Street (Option 1 as recommended by Economic Development)

Ascertained that the storefronts must remain in place for the term of the contract

Item 17 – Voted 5-0 (Commissioner Katz voted by telephone) to adopt the proposed FY 2007 Tallahassee CRA Operating Budget, and authorize the City Manager, the Agency Executive Director, and the Agency Program Director to authorize expenditures consistent with the approved budget (Option 1 as recommended by Economic Development)

Also, ascertained that progress was being made on filling the Tallahassee CRA Director position and that interviews with the applicant finalist were planned in January 2007

Item 18 – Voted 5-0 (Commissioner Katz voted by telephone) to provide the developer, Red Brick Partners, LLC, and Super-Holdings Investments, LLC, with \$495,000 in tax increment grant funds in support of the development components outlined in the agenda item, the proposed Alliance Center Development on the 100 block of South Monroe Street; to allow the City Manager and the CRA Executive Director to negotiate the conditions as part of the development agreement and determine if the grant funds should be provided as a single payment from the Downtown District Trust Fund or if the funds should be borrowed from the City for 10 or 20 years at 6.3% interest; and required compliance with the City of Tallahassee Minority Business Enterprise (MBE) policy (Option 1 as recommended by Economic Development as amended)

Directed staff to bring back some Tallahassee CRA program policy options requiring compliance with the City's MBE policy

Item 19 – Voted 5-0 (Commissioner Katz voted by telephone) to approve the recommendations of the Downtown Redevelopment Commission to provide tax increment financing (TIF) revenue to support the construction of a 626-space parking garage to facilitate the proposed development by the McKibbin Hotel Group at the southwest corner of Tennessee Street and Monroe Street, known as the Floridan Block, and forward that recommendation to the Downtown Project Review Committee for approval (Option 1 as recommended by Economic Development)

Congratulated and commended the staff and the Downtown Development Review Commission on the work that had been done to get projects in the Downtown

Item 20 – Voted 5-0 (Commissioner Katz voted by telephone) to approve the proposed schedule of 2007 Tallahassee CRA meetings as presented (Option 1 as recommended by Economic Development)

Item 21 – Voted 4-0 (Commissioner Katz voted by telephone; Commissioner Mustian was absent) to approve the Partnership Agreement with K2-Urban Corporation and grant one-time policy exceptions to the Evening Rose Community Housing, LLC, so that the public-private partnership can submit an application for the Florida Housing Finance Corporation's Community Workforce Housing Innovation Pilot Program (CWHIP), and that the following policy exceptions be granted for this project only if the CWHIP loan is awarded, and that any future CWHIP projects be evaluated by the Commission on a project-by-project basis, amended to 1) include a shared equity appreciation deed restriction covenant, thereby assuring long-term affordability and creating an additional Affordable Housing Trust Fund to be governed by the City of Tallahassee, with the structure for the governance of this second housing trust fund to be brought back for consideration by the Commission; and, 2) adopted Resolution No. 06-R-45, amending the local housing assistance plan by providing a definition of essential services personnel for the purposes of providing affordable housing under the CWHIP Program (Option 1 as recommended by Neighborhood and Community Services [NCS] as amended):

- Allow the water and sewer waivers to apply to homes from 81% to 140% of area median income,
- Authorize Tree Bank funds to be used for private property development,
- Grant an exception to the street assessment and paving program to provide the housing infrastructure grant,
- Authorize funds from the Southwood Affordable Housing Account to be used for this project with County approval,
- Waive the building permit fees, and
- Authorize funding from the Housing Trust Fund and require future contributions from Evening Rose Community Housing, LLC of between 50% and 100% back to the Housing Trust Fund

Clarified that the City would utilize contingency funds to address tree planting needs as needed in place of the \$100,000 that was committed from the Tree Bank Fund to help make up the required 15% match for the CWHIP loan for this project

Mr. David B. Wamsley, Managing Member of Evening Rose Community Housing, LLC, and Ms. Claudette Cromartie, representing the Tallahassee Housing Authority, appeared before the Commission in support of this item.

Item 22 – Voted 4-0 (Commissioner Katz absent) to accept the 2006 Budget Closeout Report as presented (as recommended by the Department of Management & Administration [DMA]/Accounting Services)

Discussed the need to begin negotiations on the Fire Services contract with the County as early as possible to address future projected deficits in the Fire Services Fund.

Item 23 – Discussed the results of the staff's investigation into acquiring properties in the Rollins Street area, which revealed no indication that the City could voluntarily acquire properties needed

for a proposed Rollins Street Stormwater Pond that could address stormwater runoff in the Frenchtown community

Voted 4-0 (Commissioner Katz absent) to reaffirm Frenchtown Watershed Stormwater Master Plan with Alternative 6C, which did not include a stormwater pond in the Rollins Street area

Item 24 – Discussed the issue of on-street parking and bike lanes while turning Call Street into a two-way street

Voted 4-0 (Commissioner Katz absent) to designate Call Street a bicycle route as follows (Option 1 as recommended by Public Works/Traffic Engineering):

- From Meridian Street to Duval Street: Maintain all on-street parking (retaining 20 on-street parking space). Install traffic signs encouraging bicyclists and motorists to share the roadway, and install "sharrows" in the travel lanes to further warn users of the shared nature of the facility.
- From Duval Street to Macomb Street: Remove the parking (eliminating 33 on-street parking spaces) and install two bike lanes (one for each direction of travel). And paint the bike lane similar to that on College Avenue.
- From Macomb Street to Copeland Street: Install traffic signs encouraging bicyclists and motorists to share the roadway, and install "sharrows" in the travel lanes to further warn users of the shared use of the facility.

Item 25 – Held a Joint City-County Commission Public Hearing on the adoption of Cycle 2006-2 Comprehensive Plan Amendments and Ordinance No. 06-O-56 (with City Commissioner Katz absent)

On behalf of the City, the City Commission voted 4-0 (Commissioner Katz absent) to adopt Amendments 2006-2-T-001, 2006-2-M-006, 2006-2-T-009 and 2006-2-M-010, as recommended by staff

On behalf of the County, the County Commission voted 7-0 to adopt Amendments 2006-2-T-001, 2006-2-M-006, 2006-2-T-009 and 2006-2-M-010, as recommended by staff

On behalf of the City, the City Commission voted 4-0 (Commissioner Katz absent) to adopt City Ordinance No. 06-O-56, introduced on September 13, 2006, incorporating and amending the Comprehensive Plan to include the adopted Cycle 2006-2 Comprehensive Plan Amendments

On behalf of the County, the County Commission voted 7-0 to adopt a County ordinance, incorporating and amending the Comprehensive Plan to include the adopted Cycle 2006-2 Comprehensive Plan Amendments

The following persons appeared before the Commission relative to this item:

- Mr. Darwin Gamble, 1248 Halifax Court, President of the Greater Brandt Hills Neighborhood Association (relative to Comprehensive Plan Reform Amendments 2006-2-T-009 and 2006-2-M-010: concerned with unintended consequences and the need for setbacks/buffers)

- Mr. Mark S. Evans, 203 Cactus Street (relative to Comprehensive Plan Reform Amendments 2006-2-T-009 and 2006-2-M-010: concerned with the need for setbacks in the University Transition area)
- Mr. Barry Poole, 2145 Delta Boulevard, representing Poole Engineering & Surveyors, Inc. (relative to Comprehensive Plan Reform Amendments 2006-2-T-009 and 2006-2-M-010: proponent of University Transition areas)

Item 26 – Held a public hearing on Pension Ordinance No. 06-O-77, introduced on December 6, 2006

Voted 4-0 (Commissioner Katz absent) to adopt Pension Ordinance No. 06-O-77, amending Section 2.301(11) of Chapter 14 of the City Code to clarify the definition of "base salary" to include benefit allowances for appointed officials, elected officials and senior managers (Option 1 as recommended by the City Treasurer-Clerk/Retirement Administration)

There were no speakers on this item.

Item 27 – Held a public hearing on the Capital Circle Office Center Development of Regional Impact (CCOC DRI) related Comprehensive Plan Amendment 2007-2-DRI

Voted 4-0 (Commissioner Katz absent) to transmit CCOC DRI related Comprehensive Plan Amendment 2007-2-DRI, including recommended changes to the Southeast Sector Plan text as modified by staff, as presented, to the Florida Department of Community Affairs (FDCA) for review (Option 1 as recommended by Planning)

Confirmed with staff that the Southside DRI development ordinance would be brought to the City Commission

There were no speakers on this item.

Item 28 – Held the fourth and final public hearing on the Habitat for Humanity Paving Assessment Project

Voted 4-0 (Commissioner Katz absent) to adopt Resolution No. 06-R-43, setting the final assessments for the Habitat for Humanity Paving Project at \$10,914.88 for each of the 28 lots, and authorizing liens to be placed against the properties and transmitted to the Leon County Tax Assessor's Office for collection, for total recovery costs of \$305,616.64 plus 5.37% interest spread over a 10-year period to Street Paving Project No. 0100401 (Option 1 as recommended by Public Works/Engineering)

Mr. Bob Inzer, Treasurer of Habitat for Humanity, appeared before the Commission in support of this item.

Item 29 – Held a public hearing on Transportation Proportionate Share Ordinance No. 06-O-75, introduced on October 11, 2006, and continued from the first public hearing held October 25, 2006, and the second public hearing held and continued on November 21, 2006

Voted 4-0 (Commissioner Katz absent) to adopt Ordinance No. 06-O-75, amending the Land Development Code to provide for proportionate share contributions from developments for capital improvements required to maintain

level of service standards, as required by Senate Bill 360 (2005); to establish an implementation date to be determined after the third workshop, which will clarify how the proportionate share payments will be allocated within the City's Capital Improvement Program (CIP) and the Leon County/City of Tallahassee Capital Improvement Element (CIE), including finalizing procedures for collection; and direct staff to develop interlocal proportionate share agreements with surrounding counties and the Florida Department of Transportation (FDOT) (Option 1 as recommended by Growth Management)

There were no speakers on this item.

Item 30 – Held a public hearing on Planning Commission Rezoning Ordinance No. 06-Z-51, introduced on September 13, 2006, and continued from public hearings held September 27, October 25 and November 21, 2006, which would rezone approximately 4.9 acres located on the north side of West Pensacola Street, east and west of the intersection of White Drive and West Pensacola Street, from UP-2 (Urban Pedestrian 2) to C-2 (General Commercial) (PRZ #06004) (recommended for denial by the Planning Commission on a 3-3 vote on September 5, 2006)

By consensus, continued the public hearing on Ordinance No. 06-Z-51 to January 24, 2007, to allow additional time for the applicant to work with staff in designing a site plan that meets the development standards of the current zoning district UP-2 (Option 1 as recommended by Planning)

There were no speakers on this item.

Item 31 – Held a public hearing on Post Disaster Temporary Accommodations Ordinance No. 06-O-65, introduced on October 11, 2006, and continued from October 25 and November 21, 2006 (sponsored by Mayor John Marks)

Voted 4-0 (Commissioner Katz absent) to adopt Ordinance No. 06-O-65, providing emergency provisions for rehabilitation of housing and businesses damaged by a significant disaster, including exemption of City regulations, Land Development Code regulations during and after the declaration of a disaster, as necessary to facilitate recovery efforts and the placement of temporary accommodations (Option 1 as recommended by Growth Management)

There were no speakers on this item.

Item 32 – Held the second and final public hearing on the Evening Rose Chapter 163 Development Agreement between the City of Tallahassee and K2 Urbancorp

Voted 4-0 (Commissioner Katz absent) to approve the Evening Rose Chapter 163 Development Agreement, providing additional incentives to K2 Urbancorp to develop Phase 2 of this mixed use community with additional inclusionary housing -- with Phase 2 being proposed to include at least 21 dwelling units and up to 70,000 square feet of retail and office space, with a minimum of 10 inclusionary housing units, and up to 80% of the residential portion to be affordable, inclusionary, and/or workforce housing based on the award of a grant from the Florida Housing Corporation Community Workforce Housing Innovation Program to K2 Urbancorp (Option 1 as recommended by the City Attorney)

There were no speakers on this item.

Item 33 – Held the second and final public hearing on the First Amendment to the Tallahassee Memorial Hospital New Facility Chapter 163 Development Agreement between Tallahassee Memorial Healthcare, Inc. (TMH), and Southeast Community Health Services, Inc., and the City of Tallahassee, continued from the first public hearing held November 21, 2006

Voted 4-0 (Commissioner Katz absent) to approve the First Amendment to the Tallahassee Memorial Hospital (TMH) New Facility Chapter 163 Development Agreement, related to the development of 81.453 acres located adjacent to the property owned by the City and TMH on which the hospital is located, and changes in the development of the hospital complex

Ms. Nancy Linnan, 215 S. Monroe Street, representing Southeast Healthcare and TMH, and Mr. Henry Hanson, 1412 Denholm Drive, representing TMH, indicated their availability to answer questions in support of this item.

Item 34 – Held a public hearing on Windsor Trace Planned Unit Development (PUD) Rezoning Ordinance No. 06-Z-49, introduced on November 8, 2006, and continued from November 21, 2006 (recommended for approval by the Planning Commission on a 6-0 vote on November 7, 2006, subject to conditions)

Voted 4-0 (Commissioner Katz absent) to adopt Ordinance No. 06-Z-49AA, with the conditions set forth by the Planning Commission, rezoning 3.31 acres of property located on the west side of Thomasville Road, approximately 180 feet north of Sandhurst Drive, from RP-1 (Residential Preservation 1) to PUD zoning district (PRZ #06003) (applicant: AHBP, LLC) (Option 1 as recommended by Planning)

The following persons appeared before the Commission relative to this item

- Mr. George B. Pesta, 1212 Sandhurst Drive (supportive of stormwater facility)
- Mr. Darrin Taylor, 215 South Monroe Street, representing AHBP, LLC (proponent)
- Mr. William Oldson, 1116 Sandhurst Drive (supportive of stormwater facility)
- Mr. Dwayne Maddron, 1204 Sandhurst Drive, representing Piedmont Park (supportive of stormwater facility)
- Ms. Kim Shafer, 1312 Leewood Drive (opponent)
- Ms. Nancy Linnan, 215 S. Monroe Street #500, representing AHBP, indicated her availability to answer questions in support of this item.

Unagendaed Speakers:

- Mr. Don Dietrich, 3300 Lakeview Drive, appeared before the Commission and, noting that he was a prior Bicycle Coordinator for the City, opined that the segment of Call Street proposed to have no bike lane would be very unsafe for bicyclists.
- Pastor Victor D. Broadenax, St. Mary's P. B. Church, 454 W. Call Street, appeared before the Commission and requested that on-street parking on Call Street continue to be available on Sundays.
- Mayor Marks suggested that Pastor Broadenax try to work out an agreement for parking on Sundays with FSU, and with the Tallahassee Police Department for funerals when needed.
- Mr. Greg Wilson, noting that he was a former City of Tallahassee Bicycle & Pedestrian Coordinator from 1991 to 1998, appeared before the Commission and recommended that the City hire another Bicycle & Pedestrian Coordinator.

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