

**BOARD OF COUNTY COMMISSIONERS
LEON COUNTY, FLORIDA
REGULAR MEETING
October 10, 2023**

The Board of County Commissioners of Leon County, Florida, met in regular session at 3:00 p.m. with Chair Maddox presiding. Present were Vice-Chair Carolyn Cummings and Commissioners David T. O’Keefe, Christian Caban, Brian Welch, Bill Proctor, and Rick Minor. Also present were County Administrator Vincent Long, County Attorney Chasity O’Steen, and Clerk to the Board Beryl H. Wood.

Vice-Chair Cummings called the meeting to order at 3:00 p.m.

Invocation and Pledge of Allegiance

- Commissioner Minor introduced Fr. Dustin Feddon, the Executive Director of Joseph House, an organization located on East Bradford Rd. established by the Roman Catholic Diocese of Pensacola and Tallahassee. Joseph House is a non-profit ministry dedicated to assisting men in reintegrating into society after leaving prison. Commissioner Minor expressed gratitude to Fr. Feddon and his team, acknowledging their hard work in supporting individuals through this reintegration process. Fr. Feddon mentioned Joseph House is a community for men leaving Florida Prisons and Jails. They provide a restorative approach by providing them with opportunities for work and school.

Commissioner O’Keefe introduced Cub Scouts Pack 10 for the Pledge of Allegiance and Flag Ceremony.

Awards and Presentations

- **REMOVED** Proclamation Recognizing the Retirement of John Hogan, President, and CEO of Capital Health Plan (Chair Maddox) – To be presented at the November 14, 2023, BOCC Meeting.
- Proclamation Recognizing October as Breast Cancer Awareness Month
 - Vice-Chair Cummings introduced the Proclamation Recognizing Breast Cancer Awareness Month. She stated this Proclamation has a special meaning to her as breast cancer has affected three generations of her family.
 - Maja Traupe, Regional Coordinator for the Breast and Cervical Program for the Leon County Health Department, accepted the Proclamation and shared that they have done about 280 screens or more within the last year, 10 to 15 of those women within the last two years were diagnosed with cancer. Due to patient navigation and frequent screening, those women are on the road to recovery. She thanked the Board for the Proclamation.
- Proclamation Recognizing October 15-21, 2023, as National Friends of the Library Week

- Chair Maddox introduced the Proclamation Recognizing October 15-21, 2023, as National Friends of the Library Week.
- Bailey Howard, President-Elect of the Friends of the Leon County Library, accepted the Proclamation and thanked the Commission on behalf of all the board members and volunteers for recognizing the commitment of the library to making sure they continue to be able to offer its services to the County and the citizens.
- Proclamations Recognizing the Winners for the 31st Annual Big Bend Minority Enterprise Development Week, October 2-5, 2023 (Chair Maddox)
 - Chair Maddox introduced the Proclamation Recognizing the Winners for the 31st Annual Big Bend Minority Enterprise Development Week, October 2-5, 2023.
 - Tracey Chen, Owner and President of Target Print & Mail, accepted the Women Business Enterprise of the Year Award and thanked the Commission for supporting women and minority businesses.
 - Dr. Michelle A. Mitcham, President and Publisher of the Tallahassee Woman Magazine, accepted the Minority Business Enterprise of the Year Award. She thanked the Commission and shared that the recognition holds immense significance to her. She stated their Magazine is not just a publication, it is a platform dedicated to uplifting the voices of diverse women of Tallahassee, and it is a privilege to be part of this movement. They firmly believe that every woman, regardless of her background, deserves to be celebrated and aim to break barriers and shatter stereotypes to create a world where every woman can envision herself as a powerful force of change. This is a testament to the collection of dedication. She stated this award is not only for her, but it belongs to every woman who has shared her story and every advisor who has believed in their business vision. This recognition serves as a powerful reminder that when we come together united in our pursuit of equality and empowerment, we can create a future where every woman can provide.
 - Vice-Chair Cummings stated these women are the pillar of our community. She stated the Magazine is first-class excellence. She looks forward to that magazine because it brings us up close and personal with individuals who contribute to that magazine. She mentioned the golf tournament that was held last week that was sponsored by the city chambers, and the top supporter was Tallahassee Woman Magazine. That golf tournament was designed to raise funds for the Title I Schools of Leon County. She applauds them and thanks them for the work they do for the community.
 - Stephen Beasley, CEO of MLK Foundation, accepted the 2023 Economic Development Champion of the Year Award and thanked the Commission for all its support for the last 20 years. He shared that they have serviced over 35,000 kids, support the Boy Scouts annually, and supported their Black History publication which they have done 38 publications over the last 38 years. He thanked the Commission for its help during the Martin Luther King Celebration in the Rotunda of the Courthouse each year. He stated he's been in Tallahassee for 81 years and in business for 68 years.

- Vice-Chair Cummings congratulated Mr. Beasley for receiving the award and stated that he has his heart and soul of the community on his shoulders. He is always concerned about the well-being of the citizens, specifically the children. She thanked him for the service he has done in Leon County and stated he had been a positive impact on the children.
- Commissioner Proctor thanked Mr. Beasley for all he has done in his life, and for what he meant to his family and the entire community over the years.
- Commissioner Minor stated he has had the pleasure of knowing and working with Mr. Beasley for years. He thanked him for the 68 years of work he has done for the community.
- Chair Maddox congratulated Mr. Beasley and stated he has shaped the community business-wise and politically as well. He thanked him for the time and effort he has put in and looks forward to what's next in his future.

Commissioner Proctor requested for Agenda Item #6 to be pulled from Consent.

Commissioner O'Keefe moved, seconded by Commissioner Minor, to waive the Board's policy and allow a consent item to be pulled without 24-hour notice, and allow Commissioner Proctor to pull Agenda Item #6.

The motion carried 7-0.

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS (3-minute limit per speaker; there will not be any discussion by the Commission)

- Corrie Melton, Greater Chamber of Commerce, on behalf of the Talent Development Council, provided a presentation of the North Florida Worlds of Work. She explained this is a career expo, and they are the first ones to bring it to Florida. She shared that they have about 3,000 9th-grade students from Leon, Gadsden, Franklin, Wakulla, and Jefferson Counties. They will come through between Thursday and Friday to experience all ten worlds. They have about 250 employers and 250 volunteers who are there during the day doing activities with the students. She stated this is intentional because they need the students to know about these careers and opportunities early as 9th grade is when students start to make decisions and have some form of idea of what they need to take for their potential career. Shelly Bell, VP of Workforce Development at TCC, added that Leon Works has been in the community for about 7 to 8 years. She shared her excitement to have both WOW and Leon Works Expo be part of students' experience. She explained that with WOW they target 9th graders as they begin to think about their career pathway, what industries they might be interested in, and the jobs in the region. For Juniors and Seniors as they're getting ready to walk out the doors of their high school, the Leon Works Expo that really gets them ready for what's next. The hope is that as the community continues to work together on workforce initiatives, they will really be building the talent that is necessary to move the community forward and hopefully keep some of the students right here in the community or at least get them to come back. She invited the Board to the events.

- Commissioner Welch thanked both Corrie Melton and Shelly Bell. He stated they are absolute pros when it comes to workforce development, and that the community is blessed to have them. He congratulated both for all the work they do.
- Stanley Sims, 1320 Avondale Way, Tallahassee, Florida 32317, spoke in opposition to the item #6. He referred to Commissioner Proctor as he claimed he was a victim of taxation without representation. He is supporting a system which he has no voice in the vote. He mentioned that he gets certain affordable services in Avondale Way rather than the property he owns on Miccosukee Road. He doesn't want to go through the voluntary annexation with the danger of gaining an 8% tax increase.

Consent

Commissioner Caban moved, seconded by Commissioner Minor, to approve the Consent Agenda with the exception of Item #6, which was pulled from the Agenda by Commissioner Proctor.

The motion carried 7-0.

1. Minutes: July 11, 2023, Regular Meeting

The Board approved Option #1: Approve the minutes of the July 11, 2023, Regular Meeting.

2. Payment of Bills and Vouchers

The Board approved Option #1: Approve the payment of bills and vouchers submitted for October 10, 2023, and the pre-approval of payment of bills and vouchers for the period of October 11, 2023, through November 13, 2023.

3. Annual Performance Review for the County Administrator, in Accordance with Board Policy No. 11-6, "County Administrator Evaluation and Annual Reporting Process"

The Board approved Option #1: Ratify annual performance reviews of the County Administrator in accordance with Board Policy No. 11-6, "County Administrator Evaluation and Annual Reporting Process."

4. Supervisor of Elections Proposed Realignment of Voting Precinct Boundaries

The Board approved Option #1: Adopt, via Resolution, the Supervisor of Election's proposed realignment of Leon County's precinct map.

5. Request to Schedule the First and Only Public Hearing to Consider an Eighth Amendment to the Southwood Development of Regional Impact Integrated Development Order for December 12, 2023

The Board approved Option #1: Schedule the first and only public hearing to consider an eighth amendment to the Southwood Development of Regional Impact Integrated Development Order for December 12, 2023, at 6:00 p.m.

6. PULLED -Voluntary Annexation of Property Located on the Northeast Corner of Centerville Road and Pemberton Road

The Board approved Option #1: Do not object to the proposed voluntary annexation of property owned by Azalea Land Group, LLC, located on the northeast corner of Centerville Road and Pemberton Road.

7. Voluntary Annexation of the Residential Phases 4 through 6 of the Fallschase Planned Unit Development

The Board approved Option #1: Do not object to the proposed voluntary annexation of properties owned by RMDC, Inc., identified as Fallschase Residential Phases 4 through 6.

8. Florida Department of Health Emergency Medical Services Matching Grants

The Board approved Options #1 and #2:

Option #1: Accept the two Florida Department of Health Emergency Medical Services Matching Grants totaling \$64,313 and authorize the County Administrator to execute all documents and Agreements related to the grant-funded projects.

Option #2: Approve the Resolution and associated Budget Amendment Request.

9. FY 2023 Carry Forward Appropriations

The Board approved Options #1- #3:

Option #1: Authorize the carry forward of FY 2023 appropriations to the FY 2024 budget by adopting the Resolution and Budget Amendment Request.

Option #2: Authorize the County Administrator to execute an agreement with the City of Tallahassee and Second Harvest for the use of American Rescue Plan Act funding, including any subsequent amendments to the agreement, in a form approved by the County Attorney.

Option #3: Authorize the County Administrator to execute an agreement with Second Harvest for the use of CARES funding, including any subsequent amendments to the agreement, in a form approved by the County Attorney.

10. Acceptance of the Florida Department of Environmental Protection ResilientFlorida Program Grant

The Board approved Options #1 and #2:

Option # 1: Accept the Florida Department of Environmental Protection Resiliency Grant in the amount of \$600,000 and authorize the County Administrator to execute the Grant Agreement, including any future modifications, and all documents related to the grant project, subject to legal review by the County Attorney.

Option #2: Approve the Resolution and associated Budget Amendment Request.

11. State of Florida Department of Health FY 2024 Public Health Agreement

The Board approved Option #1: Approve the FY 2024 Agreement between Leon County and the State of Florida Department of Health in Leon County for the provision of state-mandated public health services and the purchase of replacement fleet vehicles and authorize the County Administrator to execute the Agreement, and any amendments thereto, subject to legal review by the County Attorney.

12. Memorandum of Understanding for Use of Opioid Litigation Settlement Funds

The Board approved Options #1 and #2:

Option #1: Approve the Memorandum of Understanding (MOU) with the Second Judicial Circuit Office of Court Administration to utilize Opioid Litigation Settlement funds to provide substance abuse treatment and ancillary services to people involved in the criminal justice system, and authorize the County Administrator to execute the MOU, and any amendments thereto, subject to legal review by the County Attorney.

Option #2: Approve the Resolution and associated Budget Amendment Request to realize the first payment of \$100,565 of Opioid Litigation Settlement funds into the FY 2024 budget.

13. Acceptance of a Maintenance Agreement and Surety Device for Tower Gates Phase I Subdivision

The Board approved Option #1: Authorize the County Administrator to accept the Maintenance Agreement and Surety Device for Tower Gates Phase I Subdivision and authorize the County Administrator to execute the Agreement.

14. Enabling Resolutions to Reauthorize the Tourist Development Council and the Tallahassee Sports Council

The Board approved Options #1, #2, and #3:

Option #1: Adopt the proposed Enabling Resolution to reauthorize the Tourist Development Council.

Option #2: Adopt the proposed Enabling Resolution to reauthorize the Tallahassee Sports Council.

Option #3: Adopt the proposed revised Policy No. 11-2 "Membership on Boards, Committees, Councils and Authorities."

Procurements:

15. Authorization to Execute Employee Benefits Service Agreements for Calendar Year 2024

The Board approved Option 1#: Authorize the County Administrator or designee to execute the employee benefits service agreements and subsequent amendments with Capital Health Plan, Florida Blue/Blue Medicare, Medcom Benefit Solutions, and Brown & Brown of Florida Inc., subject to legal review by the County Attorney, and offer employees the new optional benefit programs through Pet Benefit Solutions and Benefit Hub.

16. Agreement for ProPhoenix Jail Management System State Aid to Libraries Grant Agreement and Annual Plan for Library Service

The Board approved Option #1: Approve the Agreement with Chenosa Systems Corporation in the amount of \$645,757 for the ProPhoenix Jail Management System, and authorize the County Administrator to execute the Agreement, and any amendments thereto, subject to legal review by the County Attorney.

17. Approval to Execute Purchase Orders for Fuel Expenditures

The Board approved Options #1-#2:

Option #1: Authorize the execution of a purchase order to Eli Roberts & Sons, Inc. in the amount of \$2,000,000 for fuel for FY 2024 and authorize the County Administrator (or his designee) to execute change orders for the purchase of additional fuel in FY 2024, if needed, subject to available funding.

Option #2: Authorize the County Administrator (or his designee) to execute annual purchase orders to Eli Roberts & Sons, Inc. for fuel through FY 2028 utilizing the City of Tallahassee Contract No. 4136, subject to the annual funding approved by the Board, and authorize the County Administrator (or his designee) to execute change orders for the purchase of additional fuel, if needed, subject to available funding.

18. Bid Award for Construction of the Maylor Road Drainage Improvement Project Highway, Pensacola Street, Capital Circle and Thomasville Road

The Board approved Options #1-#2:

Option #1: Approve the bid award to Sandco LLC, in the amount of \$2,188,865 for the construction of the Maylor road drainage improvement project, and authorize the County Administrator to execute the Agreement, subject to legal review by the County Attorney.

Option #2: Approve the Resolution and associated Budget Amendment Request realizing \$148,029 from the City of Tallahassee for water and sewer upgrades.

Status Reports:

19. Annual FY 2023 Commissioner Discussion Items Status Report

The Board approved Option #1: Accept the Annual FY 2023 Commissioner Discussion Items Status Report.

20. Annual FY 2023 Tangible Personal Property Status Report

The Board approved Option #1: Accept the FY 2023 Tangible Personal Property Status Report.

Consent item pulled from discussion

Item #6. Voluntary Annexation of Property Located on the Northeast Corner of Centerville Road and Pemberton Road

Commissioner Proctor took issue with a particular item, expressing concerns about the fairness and equity of the statement regarding community enhancements. He recalled observing a large sewer pipe on Capital Circle and highlighted the absence of such infrastructure on the South side compared to the North side. Commissioner Proctor believed that the item is manipulated and driven by racial motivations, asserting that the South side is not receiving the same access to services. He questioned why residents on the South side are excluded from these discussions and emphasized the need for a conversation about the matter. Commissioner Proctor accused developers in the City of neglecting poor Black residents and mentioned the burden of an 8% increase in property taxes for Black Americans who, in his view, are not receiving the services they deserve. He concluded by making a motion to object to the proposed annexation, with the motion seconded by Commissioner O'Keefe.

Commissioner O'Keefe voiced opposition to the item citing several reasons. He emphasized the importance of considering the broader governance implications, expressing concern about the impact of one decision on others. Commissioner O'Keefe questioned the exclusion of other existing areas that have paid property taxes. He argued that the plan runs counter to infill development, and he questioned whether the Board understands that there are no other areas within the existing urban services area that could be developed. He also raised concerns about the capacity to handle a significant sewage spill, referring to a previous incident of a 1,000,000-gallon sewage spill. Commissioner O'Keefe questioned whether the infrastructure has the capacity to serve the proposed development, even if approved.

Chair Maddox asked County Attorney O'Steen to explain the grounds by which the County can oppose the annexation and what happens if they don't have grounds to oppose and end up opposing.

County Attorney O'Steen clarified that Chapter 171 of the Florida Statutes outlines two types of annexation: voluntary and involuntary. In this case, it's a voluntary annexation, meaning the property owner has expressed a desire to be annexed into the City and has made a formal request. Per the interlocal agreement between the City and the County, this request comes before the County for consideration. There are statutory criteria for annexation, including contiguity with the City limits (which this property meets), reasonable compactness (which it

also meets), and the requirement not to create enclaves that could hinder the proper delivery of urban services. The property in question satisfies these legal requirements.

County Attorney O'Steen mentioned that a feasibility study on the delivery of services has been prepared and provided as is now required for all annexations as of July of the current year. If the Board chooses to object to the annexation, it would initiate a mediation process between the City and the County to attempt to resolve the objection.

The following speaker provided in-person comments:

- Erin Tilton, 106 E. College Avenue, Tallahassee, Florida 32301, Sterns Weaver Miller, representing the applicant, Azalea Land Group, spoke in support of the voluntary annexation. She clarified that this is a voluntary annexation and highlighted the specific process involved in voluntarily petitioning for annexation. She emphasized that the applicant cannot compel others to be part of the annexation, as it would be improper under the statute. She stated that the property in question meets the criterion of being contiguous to the City boundary. Additionally, Ms. Tilton clarified that there is no specific development plan for the property at this stage; the request is solely for annexation into the City.
- Commissioner O'Keefe asked County Attorney O'Steen for clarification on the third criterion about enclaves.
- County Attorney O'Steen explained that an enclave means any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality or by a single municipality and a natural or man-made obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality. Which is why this proposed annexation does not create an enclave; it doesn't meet either of those definitions.
- Commissioner O'Keefe asked if there are any known hurdles that make it different for existing neighborhoods to request to voluntarily annex and meet those criteria versus an undeveloped.
- County Attorney O'Steen stated looking at the map, she can't tell whether the existing neighborhoods referenced by Commissioner O'Keefe meet the three criteria. That would be an aside from what anything that a feasibility study might show or any information that Public Works staff might have about that other property, but if those other property owners want to be annexed into the City, that's what the voluntary annexation process is for, and they can initiate that through the City if they would like. Single ownership makes voluntary annexation so much easier. The problem you have with some of these legacy subdivisions is you must have a certain number of those property owners who want to annex.
- Commissioner Caban spoke in support of the annexation of this property. He stated this is a private property owner. They own the entire parcel and it's touching City limits. He doesn't think they're carving out a piece of land that isn't already contiguous to City limits. He shares his sentiments with Commissioner Proctor's points.

- Vice-Chair Cummings spoke in support of the annexation. She stated it appears non-controversial to her since it's a private owner. She stated that they have a request that meets all the legal requirements. She stated at some point they can consider Commissioner Proctor's request and look at the disparity as far as locations.
- Chair Maddox suggested the Board look at voluntary and involuntary annexation processes and come back with this and talk with the City to see what kind of changes can be made. He also suggested a workshop to discuss the annexation process. He would like for the Commission to focus on this annexation.
- Commissioner Proctor emphasized that the elected individual aims to represent the interests of the community, stressing that properties adjacent to the area in question face challenges in obtaining street lighting on Crawfordville Road. He questioned the transparency of information and whether citizens on our side truly comprehend the details of the annexation discussion.

Commissioner Proctor moved, seconded by Commissioner O'Keefe, to approve Option #2: Object to the proposed voluntary annexation of property owned by Azalea Land Group, LLC, located on the northeast corner of Centerville Road and Pemberton Road.

The motion failed 2-5, with Chair Maddox, Vice-Chair Cummings, and Commissioners Caban, Minor and Welch opposed.

Commissioner Welch moved, seconded by Commissioner Caban, to approve Option #1: Do not object to the proposed voluntary annexation of property owned by Azalea Land Group, LLC, located on the northeast corner of Centerville Road and Pemberton Road.

The motion carried 5-2, with Commissioners Proctor and O'Keefe opposed.

- Chair Maddox asked County Administrator Long for a status report on the voluntary and involuntary annexation processes for the Board's November 14th meeting agenda and suggested a workshop on annexation.

Commissioner Minor moved, seconded by Commissioner O'Keefe, to direct staff to provide an agenda item with a status report on the voluntary and involuntary annexation process for the Board's November 14, 2023, meeting.

The motion carried 7-0.

General Business

21. FY 2024 Annual Retreat Overview

County Administrator Long stated this item provides an overview of the proposed FY 2024 Annual Retreat scheduled for January 22, 2024.

Commissioner Caban moved, seconded by Vice-Chair Cummings, approval of Option #1: Accept the FY 2024 Annual Retreat Overview.

The motion carried 7-0. (Commissioner Minor was out of chambers during the vote but asked during Commissioner time that the record reflect that he voted with the majority on Item #21 since he was out of Chambers).

22. Authorization for the Housing Finance Authority of Leon County to Issue Multifamily Housing Revenue Bonds for the Lake Bradford Apartments Affordable Housing Project

County Administrator Long introduced this item seeking Board approval to authorize the Housing Finance Authority of Leon County to issue Multifamily Housing Revenue Bonds in the amount of \$35 million for the Lake Bradford Apartments Affordable Housing Project located on Kissimmee Street and sought approval of the associated Resolution. The project would construct 156 affordable rental units exclusively for low-income and extremely low-income households. Board approval of the issuance of bonds is required pursuant to the Federal Tax Equity and Fiscal Responsibility Act of 1982 and Resolution 21-24.

- Commissioner Proctor asked who the owners were.
- Shington Lamy, Assistant County Administrator, stated this business is stationed in Nashville, Tennessee.
- Commissioner Proctor asked why people from other states come and borrow their names.
- County Attorney O'Steen stated the applicant is an actual Florida company owned by a Tennessee company.
- Commissioner Proctor asked if there are people from Leon County who can do this.
- Mr. Lamy emphasized the Housing Finance Authority's (HFA) efforts to promote awareness locally and nationally about opportunities to apply for bond issuance and funding through the housing finance corporation. He stressed the need for more affordable housing and expressed the HFA's commitment to partnering with the community for this purpose. The project in question focuses on rental units for individuals and households earning 80% or less of the median income, translating to less than \$40,000 for a family of four. Notably, 39 of these units are designated for very low-income families, earning 50% or less of the median income, addressing a critical need in Leon County. Additionally, the concept of affordability is tied to rent being 30% of the tenants' income.

- Commissioner Proctor clarified that while he does not oppose the project, he consistently advocates for prioritizing local individuals or residents in such initiatives.
 - Mark Hendrickson, the Financial Advisor to the Housing Finance Authority, highlighted that while state law prohibits the imposition of rent control, developers have the option to voluntarily adopt rent control measures. In this particular case, the developer is set to enter into a 50-year land use restriction agreement. This agreement will enforce limits on rents for all units, ensuring they remain at affordable levels. As an illustration, the rents for 30% of units could be as low as \$483 for individuals earning 60% of the median income, and around \$1100 or well below market rates. These affordability measures are intended to persist for the entire 50-year duration of the agreement.
- Vice-Chair Cummings shared her excitement about having more than 1,000 new units. She asked who has the oversight to make sure the developers adhere to land restrictions.
 - Mr. Lamy stated both the HFA and Florida Housing Finance Corporation because they are also receiving funds through the state. He added that there are projects that have been approved by the Board. He stated they are required to make sure that the people who are living there and those units meet the income restrictions approved by the board.

Vice-Chair Cummings thanked Mr. Lamy and stated she supports this item.

Chair Maddox indicated that his focus was on addressing the housing affordability issue by targeting individuals with incomes at or below 60% of the Area Median Income (AMI). He emphasized that the majority of the problem lies in this income bracket. Additionally, Chair Maddox expressed dissatisfaction with the current pace of affordable rental development, emphasizing the need for a future discussion to ensure that a significant portion of housing units can be made available at 60% of AMI or below

Commissioner Proctor expressed apprehension about allocating a significant sum of money, specifically \$35 million, without introducing any associated risks. His concern centered on individuals from distant locations who may exploit poverty statistics and conditions to secure substantial funding. Commissioner Proctor was worried that these individuals, after obtaining the funds, might not fully commit to the intended objectives and could potentially disengage from the project's goals.

Commissioner O'Keefe moved, seconded by Vice-Chair Cummings, to approve Option #1: Approve the Resolution authorizing the Housing Finance Authority of Leon County to issue \$35,000,000 in Multifamily Housing Revenue Bonds for the Lake Bradford Apartments project).

The motion carried 7-0.

23. Authorization to Submit a U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing Grant Application

County Administrator Long introduced this item. He stated it was consistent with Leon County's efforts to increase the stock of affordable housing in the community, this item requests Board authorization to submit a U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing Grant. As required by the U.S. Department of Housing and Urban Development, the item also sought Board authorization for the County Administrator to conduct a public hearing to receive public comment prior to the submittal of a grant application.

- Vice-Chair Cummings applauded County Administrator Long and staff. She stated this was a short turnaround time for the grant application. She also shared her excitement that HUD has identified their area as a priority geographical area as far as households that are burdened.
- Commissioner Proctor asked how many more are applying for the grant application.
- County Administrator Long stated this is an open and competitive application, and no one else has a Shington Lamy on their team.
- Commissioner Proctor stated they appreciate this effort. He stated Mr. Lamy is their quarterback, and they are counting on them to come through.
- Chair Maddox confirmed with County Administrator Long that it will be used for matching dollars.

Commissioner Proctor moved, seconded by Commissioner Minor, to approve Options #1-#2:

Option #1: Authorize the County Administrator to submit an application for the U.S. Department of Housing and Urban Development Pathways to Removing Obstacles to Housing Grant and execute any documents associated with the submittal of the grant application and,

Option #2: Authorize the County Administrator, or his designee, to conduct a public hearing on Thursday, October 26, 2023, at 6 p.m. to receive public comments and make amendments as necessary prior to the submittal of the application.

The motion carried 7-0.

24. Approval of Agreement to Host the Entire Florida High School Athletic Association (FHSAA) 2023 Football Championship Games

County Administrator Long introduced this item. He stated it seeks Board approval to host the upcoming 2023 Florida High School Athletic Association (FHSAA) Football Championship Games at FAMU's Bragg Memorial Stadium, as part of Leon County's

ongoing strategy to enhance local tourism and community engagement through sporting events. This item also seeks Board ratification of the Memorandum of Understanding between Leon County, FHSAA, and FAMU to host the event. The FHSAA event partnership is expected to bring more than \$11 million in local economic impact and aligns with the County's goals of attracting diverse sporting events to grow the local tourism economy and continue to be one of the South's best destinations.

- Commissioner Proctor thanked Director, Division of Tourism, Kerri Post, and her staff. He wanted the Board to be aware that the District 1 County Commissioner was a quarterback who won a state championship with FAMU High in 1976.
- Commissioner Welch shared that he was born two years prior before that game in 1978. He thanked the Tourism staff, and he agreed this is something that the Commission wants to explore and increase in our community.
- Chair Maddox shared that this is the first time they will host all 9 games in Leon County. He stated he would like to give the Tourism staff credit for their efforts.

Commissioner Proctor moved, seconded by Commissioner Caban, to approve Options #1-#3:

Option #1: Approve the Agreement in the amount of \$350,000 with the Florida High School Athletic Association Inc. to host the entire Florida High School Athletic Association 2023 Football Championship Games and authorize the County Administrator to execute the Agreement and any amendments or related agreements in furtherance of hosting the event, subject to legal review by the County Attorney.

Option #2: Approve the Resolution and associated Budget Amendment Request.

Option #3: Ratify the Memorandum of Understanding between Leon County, FHSAA, and FAMU for the 2023 Florida High School Football State Championships.

The motion carried 7-0.

25. Status Update for a Sports Market Feasibility Study

County Administrator Long introduced this item seeking Board acceptance of a status update for the County to conduct a sports market feasibility study to enhance the community competitiveness in the area of sports tourism.

- Commissioner Proctor stated this was largely in response to dynamics, and he can support the direction of the conversation. He stated he doesn't understand why they had a move from different stadiums. He believes they shouldn't suffer for a public stadium; they should not let Gene Cox fall into disrepair. He stated that everything in the Southside doesn't have to be badly worn and do what they can to not ignore it.
- Chair Maddox confirmed that Gene Cox Stadium was included in the Blueprint IA market feasibility study for the fairgrounds Master Plan. He stated that his biggest

question is about how they can develop this area into a sports complex. He stated all of Commissioner Proctor's concerns will be addressed in this study.

- Commissioner Welch stated he supports Commissioner Proctor on his idea.

Commissioner Welch moved, seconded by Commissioner Minor, to approve Option #1: Accept the status update for a sports market feasibility study and take no further action at this time.

The motion carried 7-0.

26. Full Board Appointments to the Council on Culture and Arts, and the Tourist Development Council

County Administrator Long introduced this item. He stated the item sought the full Board's consideration of the appointment of citizens to the Council on Culture and Arts, and the Tourist Development Council.

Vice-Chair Cummings moved, seconded by Commissioner Caban, to approve Option #1: Reappoint one citizen, Beth Keating, to the County Community Volunteerism seat on the Council on Culture and Arts (COCA) for a four-year term ending September 30, 2027, from the slate of three COCA nominees.

The motion carried 7-0.

Vice-Chair Cummings moved, seconded by Commissioner Caban, to approve Option #2: Appoint one citizen, Kimberly Bryant, to the County Marketing seat on the Council on Culture and Arts (COCA) for a four-year term ending September 30, 2027, from the slate of three COCA nominees.

The motion carried 7-0.

Vice-Chair Cummings moved, seconded by Commissioner Minor, to approve Option #3: Appoint one citizen, Neil Mooney, to the County Historic Preservation/Ethnic Heritage seat on the Council on Culture and Arts (COCA) for a four-year term ending September 30, 2027, from the slate of three COCA nominees.

The motion carried 7-0.

Vice-Chair Cummings moved, seconded by Commissioner Caban, to approve Option #4: Appoint one nominated citizen, Hadley Peterson, to the City At-Large seat Council on Culture & Arts (COCA) for the remainder of the unexpired term ending September 30, 2025, as recommended by the Mayor of the City of Tallahassee and approved by the City Commission, from the slate of three COCA nominees.

The motion carried 7-0.

Commissioner Caban moved, seconded by Commissioner Welch, to approve Option #5: Appoint one citizen, Joshua Brock, to the hotelier seat on the Tourist Development Council for a four-year term ending October 31, 2027; and

Option #6: Reappoint one citizen, Matt Thompson, to the tourism industry seat on the Tourist Development Council for a four-year term ending October 31, 2027.

The motion carried 7-0.

- Commissioner Proctor inquired about the discrepancy in representation on the Tourist Development Council, questioning why there are two City Commissioners but only one County Commissioner. This suggests a concern or interest in understanding the rationale behind the current distribution of seats on the Council.
-
- County Attorney O'Steen explained that, by statute, a county has one representative, and two municipal representatives within that county also have seats. However, in the case of Leon County, there is an anomaly. In most jurisdictions there is more than one municipality, so there is no more than one seat per municipality on a tourist development council. Leon County is unique in that it has one county seat while the City of Tallahassee, which is the only municipality in the County, ends up with two seats.

SCHEDULED PUBLIC HEARINGS, 6:00 P.M.

The Public Hearing was called to order at 6:00 P.M.

27. First and Only Public Hearing to Consider Adopting an Ordinance Amending Section 10-7.502 of Chapter 10 of the Land Development Code Entitled, “General Layout and Design Standards” to Require Street Lighting for School Bus Stops in New Residential Subdivisions

County Administrator Long introduced this item. He stated it requests that the Board conduct the first and only public hearing to amend the Leon County Land Development Code requiring new residential subdivisions, including multi-family development, to provide streetlights for school bus stops.

Commissioner Welch moved, seconded by Vice-Chair Cummings, to approve Option # 1: Conduct the first and only public hearing and adopt an Ordinance amending Section 10-7.502 of Chapter 10 of the Land Development Code entitled “General Layout and Design Standards,” to require street lighting for school bus stops in new residential subdivisions.

The motion carried 7-0.

28. First of Two Public Hearings to Consider Adopting an Ordinance Amending the Definitions and Accessory Uses Sections of Chapter 10 of the Land Development Code, Relating to Accessory Dwelling Units

County Administrator Long introduced this item. He stated it requests the Board conduct the first of two public hearings to consider adopting an Ordinance amending the Definitions and Accessory Uses Sections of the Land Development Code (LDC) for Accessory Dwelling Units (ADUs) to improve access to affordable housing and support infill development. The proposed Ordinance eliminates lot size restrictions in Lake Protection and Residential Preservation zoning districts and enables property owners of smaller homes to build an ADU.

- Vice-Chair Cummings discussed correspondence related to accessory dwelling units, expressing gratitude for the information provided by staff that outlined the requirements in various counties. She raised concerns about the capacity of sewage and septic tanks, indicating a potential issue with the infrastructure's ability to handle increased demand resulting from changes to accessory dwelling unit regulations.
- Barry Wilcox, Director of DSEM, if they do not have adequate facilities, whether septic tank or connection to the municipal sewer, they will not issue a permit for an ADU. He confirmed that the County Health Department reviews the permit applications, including capacity.

Commissioner Minor moved, seconded by Commissioner Caban, to approve Option #1: Conduct the first of two public hearings to consider adopting an Ordinance amending the Definitions and Accessory Uses Sections of Chapter 10 of the Land Development Code relating to Accessory Dwelling Units, and schedule the second and final public hearing for November 14, 2023, at 6:00 p.m.

The motion carried 7-0.

CITIZENS TO BE HEARD ON NON-AGENDAED ITEMS (3-minute limit per speaker; Commission may discuss issues that are brought forth by speakers.)

None.

COMMENTS/DISCUSSION ITEMS

County Attorney O'Steen:

No comments.

County Administrator Long:

No comments.

COMMISSIONER DISCUSSION ITEMS

Commissioner Proctor:

- He noted recent automobile accidents at Bragg Dr. and S. Adam Street. He recognized that this area is in the City's jurisdiction, and he asked if they could please notify the City that those bushes need to be cut down so they can see when turning out in the street.
- Noted Mr. Sims' comment about tree removal. He would like to see the Commission set a similar standard and a tree policy. He would like the Commission to look at these intersections and cut those trees. He pointed out the importance of making this a crucial outlook for the City of Tallahassee. He would like staff to bring back an overview of areas to be cleaned in the County.
- Asked for the need for a municipal conference at the Fairgrounds property.
- Wished a happy birthday to his mother.

Commissioner Proctor moved, seconded by Commissioner O'Keefe, to direct staff to provide an agenda item regarding the removal of brush and ensuring clear sightlines at intersections.

The motion passed 7-0.

Commissioner Welch:

- Requested a proclamation recognizing the renaming of the Northeast Library in honor of former Commissioner Bruce Host, to be presented at the renaming in November.
- He made an open invitation for the Northtown Getdown on Friday, October 13th at Bannerman Crossings.
- He thanked the Girls Scouts Troop 224; he attended their democracy badge activity.

Commissioner Welch moved, seconded by Chair Maddox, to approve a proclamation recognizing the renaming of the Northeast Library in honor of former Commissioner Bruce Host.

The motion carried 6-0, Commissioner Proctor was out of chambers.

Commissioner O'Keefe:

No comments.

Commissioner Minor:

- Requested for the record to reflect that he voted in approval with the majority regarding Item #21 because he was out of Chambers.
- Thanked staff and the Planning Department for all their work in the recent charettes held at North Monroe.

- Asked for approval on adding a legislative propriety to the legislative workshop for discussion.
- Commented on the recent terrorist attacks in Israel. He shared that the community provides full support to the Jewish community.

Commissioner Minor moved, seconded by Vice-Chair Cummings, to approve adding a Legislative Priority to the County's 2024 Legislative Priority List for the appropriation request of \$950,000 for the Florida African American Heritage Preservation Network.

The motion carried 6-0. (Commissioner Proctor out of Chambers).

Commissioner Caban:

- Thanked FDOT Secretary Gainer for his support of projects in the County, including the Capital SW to Crawfordville Rd segment which was awarded \$90 million.
- Thanked the Sheriff who announced Project Alliance to combat crime on Pensacola Street.
- Thanked City Commissioner Williams-Cox for being an ally in supporting this initiative.
- Recalled the Blueprint meeting in August about restructuring Blueprint. He requested an agenda item for the County to come back about the current structure. He shared his concern regarding the Airport Gateway, he believes it's very ambiguous. He stated they need a simple majority to increase the funding by \$40 million dollars but need a super majority to scale back the scope of the project. He made a motion for an agenda item to come back in December to direct the County Attorney to look through the agreement and the current structure.

Commissioner Caban moved, seconded by Commissioner Proctor.

Vice-Chair Cummings asked for clarification on the motion.

Commissioner Caban stated that he is just looking at the structure of Blueprint.

Commissioner O'Keefe suggested to prevent having an 8-hour meeting about anything touching Blueprint to narrow the scope.

Commissioner Caban asked the County Attorney if she would have enough time to look at the documents.

County Attorney O'Steen wanted the Board to understand the scope of what will have to be reviewed be dictated by the parameters set by the Board and confirmed that any changes to the Blueprint Interlocal Agreement would need to be approved by both the County and City Commissions and asked for the scope of the review for the agenda item.

Chair Maddox spoke against the motion. He stated if they were to investigate this, Commissioner Caban should ask for a Blueprint workshop. He stated that the voters voted in a way, anything they add to it, needs this majority. He thought that there is a lot of discussion at the County and the City, and we should come together and discuss to get some real movement started. He thought that if most of the Board and the City said yes, he believes that discussion could be a long one in terms of history, and structure. He thought the correct place to have this discussion was at the Blueprint meeting.

Commissioner Caban disagreed with Chair Maddox's comments. He stated that he believes that this is a County issue and should be discussed at the County and have more flexibility. The conversation is not about removing those projects. He stated that the Blueprint staff reports to two different governments, and he believes that is a very inefficient method to operate. He wanted the Commission to come back and discuss, and that it should be a long discussion.

County Administrator Long suggested a multi-step review starting with an overview agenda item on the structure and governance of the Blueprint Intergovernmental Agency for the Board's consideration to help refine its policy objectives and provide further direction.

Chair Maddox asked the process to change anything when it comes to Blueprint.

County Attorney O'Steen stated that modifying an interlocal agreement is not a Blueprint vote; it is a City and County vote.

Commissioner Proctor stated that he and Chair Maddox have a lot of years, combined with 40 years of experience. He is open to hearing Commissioner Caban's way of doing things. He stated that not all civic literacy is the same. It concerns him that they don't have the volume to represent them in the Blueprint workshop. He stated the Commission is on the outside looking in. He stated that Commissioner Caban is asking for a different look at the process, and maybe they can get a different outlook. He is willing to sit back and hear and treat everyone's voice and to reexamine the Commission's method. He doesn't want to inflame anyone personally. He stated that sometimes he is confused.

Chair Maddox stated he doesn't disagree with Commissioner Caban, he stated it's the way we are going about obtaining this information. He mentioned these meetings could go back and forth. He wants one discussion, one vote and go back to our respective chambers. He stated once we go through the process and go through these things, he is open to a change in opinion. He believes it is time wasted to have a full discussion. He wanted to invite the City to a City/County workshop and everything that is discussed becomes ratified by City and County. He doesn't agree with the things that we are trying to change; he can't agree with the way things are going.

Commissioner Minor stated he believed that they should have a workshop on Blueprint as he did have issues over Blueprint as well. He believed what he is asking would be a large task for the County Attorney and to provide information on what she thinks they

want to hear. He made a motion for an agenda item to come back and review it as a group.

Commissioner Caban stated he wanted to get feedback from this Board, and he believed they have the team to look at the material and bring back the information within 2 months. He believed there are four members of the body that are frustrated with the current structure of Blueprint.

Chair Maddox made a substitute motion to send a letter to the City to request a joint workshop meeting to discuss the structure, policies of Blueprint, and proposed changes. He clarified that he does not want to have a separate conversation about this matter without the City. Commissioner O'Keefe seconded the motion.

Vice-Chair Cummings stated that she disagrees with the whole Commission. She believed that they should get direction before the next Blueprint meeting. She doesn't believe asking the County Attorney for direction is exclusive to them. She doesn't want it to be an "us vs them" thing, she was concerned because she is the Chair of Blueprint. She believes they should use the resources of the County Attorney and then sit in Blueprint as a body, not separately. She supported the motion but did not agree with sending a letter to the City to ask their opinion.

Commissioner Caban stated he was okay with the joint workshop, inviting the City and letting the County Attorney investigate the documents, but wanted the Board to meet and discuss prior to the workshop.

Vice-Chair Cummings stated she did not believe the County should invite the City to a workshop.

County Attorney O'Steen stated she needed direction from the Board about the scope of the review. She asked if she should look into the interlocal agreements or structure. She clarified that she would not be giving recommendations based on her opinions. She would be reviewing all documentation and letting the Commission decide.

Commissioner O'Keefe stated that local citizens don't all follow politics, but they all know Blueprint. He stated he would like to give the Blueprint's Board an opportunity to look at all this. He asked the County Administrator when the last time was the IMC spoke to the Board at Blueprint.

County Administrator Long stated they have a dedicated staff with the intention to carry out these projects.

Commissioner O'Keefe stated he wanted to do this in the way that works and what's best for the commission. He stated he was convinced by Vice-Chair Cummings' comments and rescinded his second on the substitute motion.

Chair Maddox clarified that what matters is what happens between the City and the County government and in order to make any changes it has to be approved first by the City and the County. He explained that in a joint workshop, it allows both Commissions to discuss the issues, and the County Attorney to be there.

Vice-Chair Cummings expressed her concern that the board would become divisive. She wants the commission to be a more cohesive body.

Commissioner Welch agreed with Chair Maddox because he understood the process well. He believed the County Attorney could do an analysis of the Blueprint organization. He agreed with a joint workshop.

Commissioner Minor would like to add an omnibus agenda item to come back followed by the status report from the County Attorney.

Chair Maddox stated the omnibus would come back at the next meeting because the workshop may not happen until 2024 while waiting on communication from the City.

Commissioner Minor thanked the Blueprint team for all their work.

Commissioner Caban moved, seconded by Commissioner Proctor, to direct staff to bring back an agenda item providing an overview of the Blueprint Intergovernmental Agency's organizational structure and governance for the Board's November meeting, invite the City Commission to a joint workshop on Blueprint's organizational and governance structure, and direct the County Attorney to provide an analysis of the current structure, governance, and substantial amendment process for the joint workshop.

The motion carried 7-0.

Vice-Chair Cummings:

- Requested a proclamation recognizing the 80th birthday of Rev. Ernest Ferrell, past Executive Director of the Urban League, to be presented at his celebration, and authorization for a \$500 sponsorship for a table of 8 at this upcoming birthday celebration on October 22, 2023, at the Donald Tucker Civic Center.
- She thanked County Administrator Long and staff because month after month, they provide details for the Commission.

Vice-Chair Cummings moved, seconded by Commissioner Minor, to approve a proclamation recognizing the 80th birthday of Rev. Ernest Ferrell, past Executive Director of the Urban League, to be presented at his celebration; and authorization for a \$500 sponsorship for a table of 8 at this upcoming birthday celebration on October 22, 2023, at the Donald Tucker Civic Center.

The motion carried 7-0.

Chair Maddox:

- Requested a proclamation recognizing Veteran Dennis O. Baker, retired U.S. Navy, and Veteran Henry Lowery Jr., retired U.S. Marine Corps, to be presented at the Operation Thank You Breakfast.

Commissioner Welch moved, seconded by Vice-Chair Cummings, to approve proclamations recognizing Veteran Dennis O. Baker, retired U.S. Navy, and Veteran Henry Lowery Jr., retired U.S. Marine Corps.

The motion carried 6-0; Commissioner Proctor out of Chambers.

RECEIPT AND FILE:

- Children’s Services Council of Leon County Resolution Establishing the Final FY 2024 Millage Rate
- Children’s Services Council of Leon County Resolution Adopting the Final FY 2024 Budget

ADJOURN:

There being no further business to come before the Board, the meeting was adjourned at 7:25 p.m.

LEON COUNTY, FLORIDA

ATTEST:



Carolyn D. Cummings

BY: _____
Carolyn D. Cummings, Chair
Board of County Commissioners

BY: *Gwendolyn Marshall Knight*

Gwendolyn Marshall Knight, Clerk of Court
& Comptroller, Leon County, Florida