

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

September 23, 2010
7:30 p.m.

MEMBERS PRESENT

Adeniyi Aderibigbe, Lafayette County
David Biddle, Gilchrist County
Louie Davis, City of Waldo
David Dodge, Bradford County
Alphonso Dowdell, City of Perry
Roy Ellis, Madison County
Wesley Eubank, Alachua County
Sandra Haas, Suwannee County
Donnie Hamlin, Lafayette County
Thomas Hawkins, City of Gainesville
John Hersey, Bradford County
Gene Higginbotham, Dixie County
Ann Lessman, City of Jasper
Eddie Martin, Alachua County
Charles Maulsby, Taylor County
James Montgomery, Columbia County
Harry Nichols, City of Newberry
Garth Nobles, Jr., City of Live Oak
Frank Ogborn, City of Archer
Rudolph Parker, Taylor County
Lauren Poe, City of Gainesville
Andrew Smith, Union County
James Tallman, Union County
Lorene Thomas, Dixie County
Lewis Vaughn, Hamilton County
Wesley Wainwright, Suwannee County
Randy Wells, City of Gainesville
Stephen Witt, City of Lake City

GUESTS PRESENT

Rep. Charles Chestnut IV
Diana Davis
George Haas

COUNCIL ATTORNEY PRESENT

Jonathan Wershow

MEMBERS ABSENT

Stephen Bailey, Columbia County
Ben Boukari, Jr., City of Alachua
Mike Byerly, Alachua County
Thomas Collett, Alachua County
William Coughlin, City of High Springs
Paula DeLaney, Alachua County
Jack Donovan, City of Gainesville
Scherwin Henry, City of Gainesville
Robert Krames, Alachua County
Rodney Long, Alachua County
Lee Pinkoson, Alachua County
Eleanor Randall, City of Hawthorne
Carolyn Spooner, City of Starke
Kenrick Thomas, Gilchrist County
Myra Valentine, City of Madison
Charles Williams, Hamilton County
Mike Williams, Madison County
Ronald Williams, Columbia County

EX-OFFICIO MEMBER PRESENT

Jordan Green, FL Dept. of Transportation
Bill Henderson, FL Dept. of Transportation
Alan Mosley, FL Dept. of Transportation
Jim Poole, Enterprise Florida

STAFF PRESENT

Steve Dopp
Lynn Franson-Godfrey
Scott Koons
Carol Laine
Jean Strong

Board Members names are bolded
Gubernatorial Members names are italicized

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

Chair Louie Davis called the meeting to order at 7:30 p.m., with an invocation given by Mayor Harry Nichols and the pledge of allegiance to the flag. Chair Davis stated that there was a quorum of the Council and all Council members were able to vote.

Chair Davis introduced and welcomed George Haas, husband of Council member Sandra Haas and his wife, Diana Davis.

II. LEGISLATIVE GUEST SPEAKER - Honorable Charles Chestnut IV, District 23
Florida House of Representatives

Chair Davis introduced Representative Charles Chestnut IV, representing District 23, of the Florida House of Representatives. Representative Chestnut presented a recap of the past legislative session and discussed issues to be addressed during the upcoming legislative session. Chair Davis thanked Representative Chestnut for his presentation.

III. APPROVAL OF MINUTES - August 26, 2010

Chair Davis asked that the minutes of the August 26, 2010 meeting be approved as written.

ACTION: Mr. Martin made the motion, with a second by Mr. Smith, to approve the minutes of the August 26, 2010 meeting as written. The motion carried unanimously.

IV. CONSENT AGENDA

- A. Community Development Block Grant Housing Rehabilitation Administrative Services Agreement - Columbia County
- B. Agreement with West Florida Regional Council for Homeland Security Exercise and Evaluation Program Class
- C. Purchase Order with Apalachee Regional Planning Council for Homeland Security Exercise Evaluation Program Class

Chair Davis asked if there were any questions regarding the items on the Consent Agenda and requested that these items be approved.

ACTION: Commissioner Hersey made the motion, with a second by Mr. Martin, to approve the items on the Consent Agenda. The motion carried unanimously.

V. CHAIR'S REPORT

- A. Introduction of New Members

Chair Davis introduced and welcomed two new members to the Council, Mayor Ann Lessman, representing the City of Jasper and Commissioner Frank Ogborn, representing the City of Archer.

B. Resolution of Appreciation - Ken Green

Chair Davis asked that a Resolution of Appreciation for past services to the Council be approved for former Council member Ken Green, who served as a representative for the City of Archer.

ACTION: Mr. Martin made the motion, with a second by Mr. Maultsby, to approve the Resolution of Appreciation for former Council member Ken Green. The motion carried unanimously.

C. Employee Certificate of Service - Lynn Franson-Godfrey - 20 Years

Mr. Scott Koons, Executive Director, introduced Ms. Lynn Franson-Godfrey, who joined the Council staff on August 20, 1990. Ms. Franson-Godfrey currently serves as a Senior Planner in the Council's Transportation Planning Division and is responsible for staffing the Transportation Disadvantaged Program. Chair Davis presented a 20-year Certificate of Service and 20-year service pin to Ms. Franson-Godfrey. Mr. Koons and Chair Davis thanked Ms. Franson-Godfrey for her many years of dedicated service to the Council.

D. Introduction of Florida Department of Transportation District 2 Secretary - Alan Mosley

Chair Davis introduced and welcomed Mr. Alan Mosley, District 2 Secretary of the Florida Department of Transportation. Mr. Mosley stated that he looked forward to working with the members of the Council to ensure that the transportation needs of the region are met. Chair Davis thanked Mr. Mosley for his comments.

E. Executive Director Re-elected Chairman of Florida Regional Councils Association Executive Directors Advisory Council

Chair Davis reported that the executive directors of the 11 regional planning councils in Florida recently re-elected our executive director, Scott Koons, for a second term as Chairman of the Florida Regional Councils Association Executive Directors Advisory Committee. He stated that Mr. Koons would serve another one year term in this position. Chair Davis stated that the executive directors meet on a regular basis throughout the year to coordinate statewide initiatives, exchange information on best practices for regional planning councils, meet with senior officials of state agencies and develop recommendations for consideration by the Policy Board of the Association.

VI. COMMITTEE REPORTS

A. Executive Committee

1. Proclamation Declaring October 2010 as Community Planning Month

Chair Davis stated that the month of October 2010 has been designated as National Community Planning Month. He added that the American Planning

Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of life in communities and the environment. Chair Davis stated that the Executive Committee recommended that the Council proclaim October 2010 as Community Planning Month by adopting the Proclamation Declaring October 2010 as Community Planning Month, which has been attached hereto and made a part of these minutes.

ACTION: Mr. Dodge made the motion, with a second by Mr. Martin to proclaim October 2010 as Community Planning Month by adopting the Proclamation Declaring October 2010 as Community Planning Month, which has been attached hereto and made a part of these minutes. The motion carried unanimously.

2. Executive Director Annual Performance Evaluation

Chair Davis stated that the employment contract between the Executive Director and the Council specifies that the Executive Committee shall adopt performance standards to annually review and evaluate the Executive Director and further specifies that the annual review and evaluation of the Executive Director shall be conducted by the Executive Committee. He added that, at its discretion, the Executive Committee is authorized to provide a merit increase to the Executive Director on an annual basis commencing October 1 of each year.

Chair Davis stated that the Executive Committee has adopted performance standards to review and evaluate the Executive Director and that the performance review was conducted by each Committee member prior to the September 23, 2010 Council meeting. He reported that the review resulted in either "above average performance" or "exceeds job requirements" for all evaluation standards, with an overall average score of 4.8 on a 5.0 scale. Chair Davis stated that, based upon this review, the Executive Committee awarded the Executive Director a five percent merit pay adjustment. He reported that since funds have not been appropriated for any other Council staff to receive merit increases during Fiscal Year 2011, Mr. Koons requested that his merit pay increase, along with his Fiscal Year 2010 merit pay increase, be deferred until Fiscal Year 2012. He further reported that the Executive Committee approved Mr. Koons' request concerning his merit pay increase deferment.

No Council action was required on this item.

B. Clearinghouse Committee

Sandra Haas, Clearinghouse Committee Chair, reported that the Clearinghouse Committee met earlier in the evening with a quorum present and reviewed four local government comprehensive plan amendments as well as one local government Evaluation

and Appraisal Report. Ms. Haas stated that the items have been grouped for purposes of presentation.

#143 - City of Gainesville Comprehensive Plan Adopted Amendment
#147 - Town of Brooker Comprehensive Plan Adopted Amendment

Ms. Haas stated that the Clearinghouse Committee found the comprehensive plans, as amended, remained consistent with the regional plan. Nevertheless, she stated that the Clearinghouse Committee recommended forwarding three comments and one recommendation on the City of Gainesville item regarding potential adverse impacts to segments of the regional road network as well as local roads located in unincorporated Alachua County. Ms. Haas stated that the Clearinghouse Committee recommended forwarding the findings contained in the staff reports to the respective local governments and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Mr. Martin to approve the Clearinghouse Committee recommendations concerning Item #143, City of Gainesville Comprehensive Plan Adopted Amendment and Item #147 Town of Brooker Comprehensive Plan Adopted Amendment. The motion carried unanimously.

#145 - City of Gainesville Comprehensive Plan Draft Amendment
#146 - Town of Brooker Comprehensive Plan Draft Amendment

Ms. Haas stated that the Clearinghouse Committee found the local government comprehensive plans, if amended as proposed, would remain consistent with the regional plan. She stated that the Clearinghouse Committee recommended forwarding the findings contained in the staff report to the respective local governments and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Mr. Dodge to approve the Clearinghouse Committee recommendations concerning Item #145, City of Gainesville Comprehensive Plan Draft Amendment and Item #146, Town of Brooker Comprehensive Plan Draft Amendment. The motion carried unanimously.

#144 - City of Alachua Comprehensive Plan Adopted Evaluation and Appraisal Report

Ms. Haas stated that the Clearinghouse Committee found the local government comprehensive plan, if amended as recommended by the City Evaluation and Appraisal Report, was anticipated to remain consistent with the regional plan. Nevertheless, she stated that the Clearinghouse Committee also found that the Council may reach different conclusions for the specific comprehensive plan amendments contained as part of any evaluation and appraisal report-based amendments to the City plan. Ms. Haas stated that the Clearinghouse Committee recommended forwarding the findings contained in the staff report to the City and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Mr. Martin to approve the Clearinghouse Committee recommendations concerning Item #144, City of Alachua Comprehensive Plan Adopted Evaluation and Appraisal Report. The motion carried unanimously.

C. Audit Committee

1. Selection of Auditor for Fiscal Years 2009-10, 2010-11 and 2011-12 Audits

Mr. Koons stated that at the May Council meeting, the Council authorized the Audit Committee to conduct a search for an auditing firm to recommend to the Council. The Committee met on August 26, 2010 and evaluated three firms that submitted statements of qualifications, and ranked them, as follows.

1. Powell and Jones, Certified Public Accountants
2. Sexton & Schnoll, Certified Public Accountants
3. Carr, Riggs & Ingram, LLC

Mr. Koons reported that the Audit Committee recommended the Council approve the selection of the auditing firm of Powell and Jones, Certified Public Accountants to conduct the Fiscal Year 2009-10, Fiscal Year 2010-11 and Fiscal Year 2011-12 audits of the Council's accounts, including the Council's Employee Pension Plan, with the understanding that this selection is for a three-year period unless the Council determines that the service being rendered is unsatisfactory.

ACTION: Commissioner Hamlin made the motion, with a second by Mr. Martin, to approve the selection of the auditing firm of Powell and Jones, Certified Public Accountants to conduct the Fiscal Year 2009-10, Fiscal Year 2010-11 and Fiscal Year 2011-12 audits of the Council's accounts, including the Council's Employee Pension Plan, with the understanding that this selection is for a three-year period unless the Council determines that the service being rendered is unsatisfactory. The motion carried unanimously.

2. Engagement Letter for Fiscal Year 2009-10 Audit

Mr. Koons stated that the Audit Committee met with Mr. Richard Powell of the auditing firm Powell and Jones, Certified Public Accountants, of Lake City on September 8, 2010, at the Council offices, at which time they discussed the methodology to be employed, the staff capability, experience of the firm with similar audits, and the fee that would be charged. Mr. Koons reported that the Audit Committee recommended that the Chair execute an engagement letter with Powell and Jones, Certified Public Accountants, to conduct the Fiscal Year 2009-10 audit of the Council's accounts, including the Council's Employee Pension Plan, for a lump sum fee for this service of \$13,600.

ACTION: Mayor Nichols made the motion, with a second by Mr. Dodge, to authorize the Chair to execute an engagement letter with the auditing firm of Powell and Jones, Certified Public Accountants, to conduct the Fiscal Year 2009-10 audit of the Council's accounts, including the Council's Employee Pension Plan, for a lump sum fee for this service of \$13,600. The motion carried unanimously.

VII. EXECUTIVE DIRECTOR'S REPORT

A. Foley Master Development of Regional Impact Status Report

Mr. Koons stated that on November 5 and November 12, 2009, a pre-application conference was held with the applicant and review agencies for the master development of regional impact to begin the review process. The Foley Timber and Land Company intend to submit an application for Master Development Approval for the Foley Master Development of Regional Impact. He stated that the project is located in Taylor County and is designed to implement the Taylor County Vision 2060. Mr. Koons reported that a Master Development of Regional Impact is intended for projects consisting of multiple Developments of Regional Impact covering an extended period of time. A Master Development Agreement between the Council, the local government, and the Applicant specifies that increments of the project will be reviewed for regional impacts similar to a traditional development of regional impact, ensures that anticipated regional impacts are adequately addressed and clearly defines specific information requirements for the review of subsequent project increments.

Mr. Koons further reported that the development is anticipated to consist of approximately 28,000 residential dwelling units, 2,156,220 square feet of retail commercial, 956,578 square feet of office, 13,179 acres of industrial/warehousing, 900 hotel rooms, 144 golf holes, a 600-bed hospital and 528 acres of educational/institutional uses. The total combined acreage for the development is anticipated to comprise 153,606 acres. He stated that transportation methodology meetings were held with the applicant and review agencies on December 1, 2009 and December 17, 2009. Since the last transportation methodology meeting, the County had received from the Florida Department of Community Affairs the Objections, Recommendations and Comment Report concerning the County Evaluation and Appraisal Report amendments which include portions of the Taylor County Vision 2060. Based upon the Objections, Recommendations and Comment Report, the applicant had requested that future transportation methodology meetings not be scheduled until the County responds to the objections raised by the Florida Department of Community Affairs in the Objections, Recommendations and Comment Report. The County recently responded to the Objections, Recommendations and Comment Report and adopted Evaluation and Appraisal Report amendments. He added that the applicant recently requested that transportation methodology meetings be reinitiated on September 8 and 9, 2010. Thus, it is now anticipated that the Master Development Agreement among the applicant, County and Council concerning the review process will be considered by the Council at its October 28, 2010 meeting.

B. Florida Regional Councils Association Policy Board Update


Mr. Koons reported that he, Chair Davis and Vice-Chair Eddie Martin attended the semi-annual meeting of the Florida Regional Councils Association Policy Board held in Hollywood on August 20, 2010. He reported that Matthew Chase, Executive Director, National Association of Development Organizations addressed the Policy Board and reported on national trends in regionalism and federal economic development programs. Lee Killinger of The WREN Group discussed growth management and related issues likely to be considered during the upcoming legislative session.

Mr. Koons further reported that Patricia Steed, Executive Director, Central Florida Regional Planning Council, Chair of the 2060 Transportation Plan Governance and Coordination Advisory Group, addressed the Policy Board and discussed the 2060 Transportation Plan being prepared by the Florida Department of Transportation. John Wayne Thomas, Director of Legislative Affairs, Florida Association of Counties and Scott Dudley, Senior Legislative Advocate, Florida League of Cities, addressed the Policy Board. They discussed the Association's and League's legislative issues for the upcoming legislative session. Mr. Koons stated that the Policy Board also reviewed the financial statements of the Association, adopted the Fiscal Year 2010-11 budget, adopted Legislative Guiding Principles and Procedures and 2011 Legislative Session Strategy and Policies, and adopted a Gubernatorial Candidate Issue Paper concerning regionalism.

Mr. Koons stated that Senate Bill 360 was recently ruled unconstitutional by a circuit judge. He reported that the bill may be readdressed during the next legislative session.

Commissioner Ogborn reported that former Council member Ken Green has been hospitalized at the Veterans Administration Hospital in Gainesville.

Chair Davis informed the Council that the next Council meeting will be held on October 28, 2010 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:16 p.m.



Louie Davis, Chair

10/28/10

Date