Leon County CDBG Citizens Task Force Advisory Committee
Minutes of August 20, 2004

MEMBERS PRESENT: Mr. Allen Stucks, Mr. Mike Donovan, Ms. Jaimie Ross, Mr. John Lawrence, Mr. Lee Nunn.

MEMBERS ABSENT: Mr. Bill Mattice and Ms. Penny Herman were excused.

STAFF: Ms. De'Lean Johnson, Housing Services Coordinator, Ms. Ora Hall, Administrative Associate V.

STAFF ABSENT: None

GUESTS: None

Agenda Item #1 **Call to Order by Chairman**

Action Taken: A quorum being present, the meeting was called to order by Chairman Stucks at 11:00 a.m.

Agenda Item #2 **Approval of Agenda for August 20, 2004**
Chairman Stucks called for approval of the Agenda for August 20, 2004

Action Taken: **Ms. Jaimie Ross motioned for approval of the August 20, 2004 Agenda. Motioned seconded by Mr. Mike Donovan. Motion passed 4-0**

Agenda Item #3: **Approval of Minutes from March 11, 2004**
Chairman Stucks called for approval of March 11, 2004 meeting Minutes.

Action Taken: **Mr. John Lawrence motioned for acceptance of the March 11, 2004 Minutes. Motion seconded by Ms. Jaimie Ross with corrections. Motion passed 4-0.**

Mr. Joe Sharp brought forth Agenda Item #4, page 3, under Action Taken, which reads in part: *Mr. Lawrence motioned for acceptance of Staff's recommendation to unify CDBG and SHIP award limits to a maximum of $45,000.00.* Mr. Sharp, stated that the Motion should have been made for $50,000, as recommended by Staff.

Action Taken: **Mr. Lawrence amended his motion to accept Staff's recommendation to unify CDBG and SHIP award limits to a maximum of $50,000. Motion seconded by Ms. Jaimie Ross. Motion passed 4-0.**

Agenda Item #4: **Staff Reports – Summary of Committee Requests**

a. Ms. De'Lean Johnson presented to the Task Force, Staff's recommendation to increase length of CDBG liens: rehabilitations, $0.00 - $10, 000 for five years; $10,001 - $20,000 for 10 years and, replacement homes at $20,001 and above for 20 year liens.

Action Taken: **Ms. Jaimie Ross motioned to accept Staff's recommendation to increase length of CDBG liens for rehabilitation in the range of $0.00 – 10,000 to five years, rehabilitations in the amount of $10,000 – 20,000 to 10 years and home replacement loans from $20,000 and above to 20 years. Motion seconded by Mr. John Lawrence. Motion passed 4-0.**

Ms. Ross reminded the Task Force of a discussion which took place at the last CDBG meeting during which Ms. Debbie Belcher brought to their attention that Housing Services was using County Contractors which is making builders unhappy due to the requirement to participate in the MWBE program whereby Ms. Belcher recommended looking into the possibility of not going through the County process when hiring contractors.

Mr. Sharp responded that staff has investigated this matter and has found the issues brought before the CDBG Task Force by Ms. Belcher at the March 11, 2004 meeting to be false issues, pointing out that Housing Services has a sufficient number of contractors who has gone through the MWBE program and County Administration. The County Attorney and Housing staff prefers using the County process. Mr. Sharp assured the Task Force that quality contractors are participating in the program and are doing excellent work.

Action Taken: **Ms. Ross asked staff to secure a legal position on the MWBE County program.**

b. Non occupant owner's repayment requirement of lien at default.

There was discussion regarding the possibility of clients making pay backs over life of loans and the responsibility of non-occupant owner's when a loan goes into default.

Staff explained that most clients could not afford to pay back loans as they generally fall within low and very low income levels.

Mr. Nunn expressed concern about accountability for non-occupant owners repaying liens at default and/or the possibility of securing insurance to cover 80% of loans when clients default.

Action Taken: **Mr. Nunn recommended Staff look into this matter and bring back information to the next meeting.**

5. **Old Business**
There was no old business for discussion.

6. Member's Request and Issues of the Day
There were no Member requests or issues for discussion.

7 Announcements
There were no announcements.

8. Citizens to be heard

Commissioner Bill Proctor brought several concerns to the Task Force regarding the Woodville Rural Community:

a) The Comprehensive Plan Amendment to create greater property density;
b) Providing more affordable housing; and,
c) Lack of and cost for land available in desirable places.

Copies of the current Comprehensive Plan Amendment (Comp Plan) to change density in the Woodville Rural Community area was handed out to the Task Force. A handout of the 2001 Comprehensive Plan was also given to the Task Force. The 2001 Comprehensive Plan looked at the same area (Woodville) in terms of environmental protection, water and topical issues dealing with that region as does the current Comp Plan.

Commissioner Proctor stated that it is commendable that there is interest in creating new lots which will result in greater density but, placing six houses on one acre of land in Woodville is wrong. The Comp Plan, which the County has sent forward, indicates that the only way to do densities in this area will require a central sewer system.

A lack of water treatment and dead lakes requires a different water standard than that used in the Bradfordville area which is sending water into the urban core and Southern Strategy area which lacks environmental protection standards. The Southern Strategy speaks to transportation, housing, education and economic development but the County Commission did not address environmental standards for this region. Therefore, the Commissioner believed it was in the best interest of the Woodville area to create a ban against more holding ponds.

Congress has funded $300,000 for a water study in Woodville which will be conducted by Sean McGlynn Laboratories in an attempt to show a correlation between the numbers of septic tank failures, degradation of the aquifer and impact of water flowing into the area. It was pointed out that the northern portion of Leon County sits on 185 feet of clay above the aquifer while Woodville is comprised of sandy soil rather than clay and sits 9 feet, 12 feet and in some places 5 feet above the aquifer when the water table is high. It's a totally different situation from other areas of the County with a different type of biology of the earth. It is a more porous situation which can not take greater intensification on this land.

The proposed density intensification process must slow down until the study is completed and, upon completion, a proposal will be submitted to Congress for assistance in funding the sewer system on the Southside. The study should come first.

The Northwest Water Management District suggested that what we are doing in Tallahassee has an impact on Wakulla Springs and our kids and grandkids will never look into the wonder and miracles of animal/marine life in the Springs as its pristine conditions has greatly deteriorated.

Commissioner Proctor informed the Task Force that the Urban Service area was previously extended to the Wakulla County Line before it was erased in the late 90's but does not want to move the Urban Service line if it means residents in that area will be forced to buy central sewer from the City of Tallahassee. Residents living in the Urban Services Area between Crawfordville Road and the Woodville Highway voted 71% against City annexation. Why? These residents can not afford to pay $7,000 – $8,000 to tap into the central sewer system and once a person is annexed into the City they are allowed a one time clean out of their septic tank and are then forced by law to pay a $7,000 or $8,000 fee.

Another issue of concern was electric providers – whether the Talquin Electric Service Agreement would continue coverage or would the City of Tallahassee, following annexation, become the area electrical provider. Should the City become the provider, residents of Woodville will be required to pay a City electrical rate of $104.18, which is nearly the same as Los Angeles, CA which charges $104.69 per 1,000 watts of electricity. Sacramento, CA wattage is $104.92. Financially, residents in this community cannot afford to pay these rates. We must look into economics, scientific data, preservation of forested land and what makes sense in accommodating all of the people and the future of this community.

Mr. John Lawrence asked whether this matter has come before the City Commission -- has any action taken place and how could the Task Force assist Commissioner Proctor.

Commissioner Proctor responded that this matter was placed before the County Commission which has voted to move forward and will be considered next year as a Comp Plan Amendment. It needed a citizen and/or City or County Commission to file. There were a group of people who were kind enough to persuade the County to file this measure, which included Ms. Penny Herman, Gary Yordan and others - The Residential Lot Availability Affordability Committee.

Commissioner Proctor asked Ms. Penny Herman to look into and report back to the Task Force on this issue.

Mr. Donovan stated that the Task Force must be very careful with requests to staff on this issue and the position they are placed in because this matter is sponsored effectively by the County Commission.

Mr. Joe Sharp stated that it was his opinion that no action would be required by the CDBG Task Force, the Housing Finance Authority or Housing Services staff.

Mr. Donovan stated that the Task Force has never taken any position on Comp Plan Amendments and although some of those Amendments clearly impact affordable housing, perhaps a position should be taken but would open up a lot of risks and issues. It's much more complicated than a simple affordable housing issues and, therefore, he doesn't know whether the Task force would want to comment on Comp Plan Amendments, for or against.

Mr. John Lawrence said that this matter may be something that the Task Force should not deal with.

Mr. Lawrence and Mr. Donovan suggested adding these items to a future Agenda.

Chairman Stucks asked staff to entertain these items on the next CDBG Task Force Agenda in September without bringing back recommendations.

With no further business coming before the CDBG Task Force Committee, Ms. Jaimie Ross motioned for adjournment. Motion seconded by Mr. John Lawrence.

The meeting was adjourned at 12:20 p.m.

The CDBG meeting scheduled to be held September 2, 2004 was moved to December 2, 2004 at 11:00 a.m., by consensus of the CDBG Task Force.

Lunch will be served at 11:30 a.m. followed by the Housing Finance Meeting at 12 noon.

Approved: Allen B. Stucks, Sr.
Allen Stucks, Chairman

Attest: Mike Donovan
Mike Donovan, Secretary

Date: **October 7, 2004**

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